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23 RAILWAY AVENUE N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Marwayne, Alberta



Listing ID:
30176


MLS ID:
A2211615

\$9



 **LANE COLUMBINE**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

 23 Railway Avenue N, Marwayne , Alberta T0B 2X0

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|--------------------------------------|---|--|
| Transaction Type For Lease | Title Fee Simple | Days On Market 78 |
| Lease Amount 9.00 | Lease Frequency Annually | Zoning Commercial |
| Subdivision Marwayne | Building Type Retail | Year Built 1985 |
| Structure Type Retail | Property Type Commercial | Property Sub Type Retail |
| Legal Plan 5426CL | Building Area (Sq. Ft.) 1417.00 | Building Area (Sq. M.) 131.64 |
| Lot Size (Sq. Ft.) 10018 | Lot Size (Acres) 0.23 | Construction Type Wood Frame |
| Electric Single Phase | Heating Floor Furnace | Access to Property Direct Access |
| Inclusions N/A | Restrictions None Known | Reports None |

Look at this exceptional opportunity for anyone wishing to strike out on their own and become their own boss!! This 1417 square foot commercial building in Marwayne is ready for a new operator to lease. Multi-use space which can be bought and revamped to an entirely different use- retail, office among many uses, or utilize the space the way it is currently set up and take over the Marwayne and district hair salon business. Improvements completed over the years including a new furnace in 2012, hot water tank in 2017 and shingles in 2020.... There is nothing that needs to be done in this space- this property is extremely well maintained and ready to go. This building is also for sale under MLS A2211715.

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