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10, 5113 HIGHWAY 27 FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Mountain View County, Alberta



Listing ID:
30232


MLS ID:
A2212986

\$850,000



 **RIA MAVRIKOS**
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 RE/MAX Key
 587-316-2000

 10, 5113 Highway 27 , Rural Mountain View County , Alberta T0M 1X0

Transaction Type For Sale	Title Fee Simple	Days On Market 33
Zoning C-LC	Subdivision NONE	Nearest Town Sundre
Building Type Commercial Mix,Free-Standing,Home-Based,Mixed Use,Office Building,Retail,See Remarks,Sports and Recreation	Year Built 1999	Structure Type Flex
Property Type Commercial	Property Sub Type Mixed Use	Building Area (Sq. Ft.) 864.00
Building Area (Sq. M.) 80.27	Lot Size (Sq. Ft.) 351964	Lot Size (Acres) 8.08
Heating Forced Air	Lot Features Cleared,Level	Inclusions Equipment may be purchased
Restrictions None Known	Reports RPR with Compliance,Title	

Located just minutes from Sundre on Highway 27’s high load corridor, this 8-acre commercially zoned property offers exceptional versatility and potential. The 862 sq ft home is cozy and functional, perfectly paired with a spacious 2,400 sq ft Quonset—ideal for business operations, storage, or workshop use. With plenty of room to store trucks, trailers, and heavy equipment, this property is well-suited for trades, contractors, or anyone needing space to grow. Previously generating \$6,000/month in rental income, it presents a strong investment opportunity. Recent upgrades include new 200AMP panel, new exterior finishes, LED lighting in the shop, and a new well pump and hot water tank (2024). Whether you’re looking for a business hub, rental income, or a private retreat, this unique parcel delivers space, functionality, and value in a prime location.

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