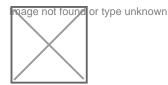


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10, 5113 HIGHWAY 27 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Mountain View County, Alberta

Listing ID:

30232 A2212986

MLS ID:

\$850,000



[△] RIA MAVRIKOS

2 (403) 875-0886

587-316-2000

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

Title **Transaction Type Days On Market**

For Sale Fee Simple 33

Zoning Subdivision **Nearest Town**

C-LC NONE Sundre

Building Type

Commercial Mix, Free-Standing, Home-Year Built

Based, Mixed Use, Office 1999

Flex Building, Retail, See Remarks, Sports and

Recreation

Property Sub Type Building Area (Sq. Ft.) Property Type

Structure Type

Commercial Mixed Use 864.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

80.27 351964 8.08

Heating Lot Features Inclusions

Forced Air Cleared,Level Equipment may be purchased

Restrictions Reports

None Known 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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