

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.

## 1101 MAIN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Sundre, Alberta



**Listing ID:**  
30406


**MLS ID:**  
A2217210

**\$999,999**



 **STACEY KELLY**  
 (403) 932-8888

 CIR Realty  
 403-932-8888

 1101 Main Avenue , Sundre , Alberta T0M 1X0

|                                     |   |   |
|-------------------------------------|---|---|
| <b>Transaction Type</b><br>For Sale | <b>Title</b><br>Fee Simple                | <b>Days On Market</b><br>335            |
| <b>Zoning</b><br>I1                 | <b>Subdivision</b><br>NONE                | <b>Year Built</b><br>1999               |
| <b>Structure Type</b><br>Industrial | <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Industrial  |
| <b>Legal Plan</b><br>2587JK         | <b>Building Area (Sq. Ft.)</b><br>6044.00 | <b>Building Area (Sq. M.)</b><br>561.50 |
| <b>Lot Size (Sq. Ft.)</b><br>87991  | <b>Lot Size (Acres)</b><br>2.02           | <b>Roof</b><br>Metal                    |
| <b>Foundation</b><br>Slab           | <b>Inclusions</b><br>N/A                  | <b>Restrictions</b><br>None Known       |
| <b>Reports</b><br>Floor Plans       |   |   |

Excellent Industrial Property with Storefront, Offices & Shops on Over 2 Acres! Great Opportunity to Own this Well-Equipped Industrial Property Featuring a Spacious, Fully Fenced Lot and a Versatile Layout Ideal for a Variety of Operations. Situated on Just over 2 acres, this Property Offers a Storefront with Offices, Multiple Shop Spaces, and Extensive Yard Space for Equipment, Storage, or Future Development. The Storefront Area Includes a Welcoming Front Desk and Two Private Offices Behind, Perfect for Administrative Functions. The First Shop/Storage Area Measures 31'4" x 35' and Features an Additional Office and Bathroom. Between the Two Shop Sections, You'll Find a Kitchen Area, Washrooms, and a Dedicated Meeting Room, Offering Convenience and Functionality for Staff or Clients. The Larger Shop Spans 38' x 70'6" and Includes a Mezzanine Level, Adding Valuable Storage or Workspace Options. With Ample Power, Accessibility, and Room to Grow, this Property is Ideal for Trades, Fabrication, Fleet Operations, or as an Investment Opportunity. Don't Miss this Opportunity to Secure a Functional and Flexible Industrial Property with Plenty of Room to Expand!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.