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## 1101 MAIN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Sundre, Alberta



**Listing ID:**  
30406


**MLS ID:**  
A2217210

**\$1,150,000**



 **STACEY KELLY**  
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 CIR Realty  
 403-932-8888

 1101 Main Avenue , Sundre , Alberta T0M 1X0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 70
<b>Zoning</b> I1	<b>Subdivision</b> NONE	<b>Year Built</b> 1999
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2587JK	<b>Building Area (Sq. Ft.)</b> 6044.00	<b>Building Area (Sq. M.)</b> 561.50
<b>Lot Size (Sq. Ft.)</b> 87787	<b>Lot Size (Acres)</b> 2.02	<b>Roof</b> Metal
<b>Foundation</b> Slab	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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!

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