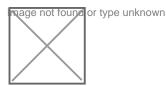


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 704 MAIN AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Sundre, Alberta Listing ID: 30464

MLS ID: A2215481

\$269,900



**△ DEBRA KING** 

**(403) 638-8499** 

□ CIR Realty

**403-247-7770** 

704 Main Avenue W, Sundre , Alberta T0M1X0

**Transaction Type** 

For Sale

Zoning

C2

1978

Year Built

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

192.22

**Construction Type** 

Wood Frame

Access to Property
On Major Traffic Route

Reports Title Title

Fee Simple

Subdivision

NONE

Structure Type

Mixed Use

Legal Plan

0611200

Lot Size (Sq. Ft.)

12668

Roof

Asphalt Shingle

Inclusions

N/A

**Days On Market** 

55

**Building Type** 

Mixed Use

Property Type Commercial

Building Area (Sq. Ft.)

2069.08

Lot Size (Acres)

0.29

Heating

Forced Air, Natural Gas

Restrictions
None Known

VENDOR IS MOTIVATED!!! ARE YOU LOOKING FOR A RENTAL THAT WILL DELIVER A PROFIT.... ARE YOU LOOKING FOR AN AFFORABLE FIRST HOME...ARE YOU LOOKING AT OPENING A BUSINESS... this might be the perfect place. This home/business opportunity sits on .30 acres on Main Avenue W in Sundre . Heading west through Sundre on the way to west country or the connector to HWY 22 North is the PERFECT place for signage to advertise your new venture. With 6 bedrooms (office rooms) and 3 bathrooms, its the perfect setup for whatever you can dream up. Just think how efficient it would be to live and work at the same place. 1 mortgage and no travel time. Whether its an accounting office, nail, massage or hair salon or perhaps a music studio (Sundre could use one of those). Fence the yard and you've got the perfect set up for a daycare. Or...If you just need a place to hang your hat at the end of the day, This property could work as your new home too! THE POSSIBILITIES ARE ENDLESS. All this and Prairie Creek out back to dip your toes in on a hot summers day. Just a little imagination and you are good to go. SUNDRE is desperate for rentals so invest in something that would show a profit for only \$269,900 you can't go wrong.

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