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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

Title

Fee Simple

Days On Market

55

Zoning

C2

Subdivision

NONE

Building Type

Mixed Use

Year Built

1978

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

0611200

Building Area (Sq. Ft.)

2069.08

Building Area (Sq. M.)

192.22

Lot Size (Sq. Ft.)

12668

Lot Size (Acres)

0.29

Construction Type

Wood Frame

Roof

Asphalt Shingle

Heating

Forced Air,Natural Gas

Access to Property

On Major Traffic Route

Inclusions

N/A

Restrictions

None Known

Reports

Title

VENDOR IS MOTIVATED!!! ARE YOU LOOKING FOR A RENTAL THAT WILL DELIVER A PROFIT.... ARE YOU LOOKING FOR AN AFFORDABLE 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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