

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.

52 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Big Valley, Alberta



Listing ID:
30528


MLS ID:
A2219721

\$169,000



 **JULIE GREINER**
 (403) 741-8334

 Real Broker
 855-623-6900

 52 Main Street , Big Valley , Alberta T0J 0G0

Transaction Type

For Sale

Days On Market

1

Zoning

Commercial

Subdivision

NONE

Year Built

1920

Structure Type

Office

Property Type

Commercial

Property Sub Type

Business

Legal Plan

4035AF

Building Area (Sq. Ft.)

2390.00

Building Area (Sq. M.)

222.04

Lot Size (Sq. Ft.)

5880

Lot Size (Acres)

0.13

Inclusions

Not Applicable

Restrictions

None Known

Reports

Land Survey, Title

Originally constructed in 1920, 52 Main Street was one of the first Royal Bank buildings in Alberta. It served as a Royal Bank until 1998 and more recently operated as an ATB branch. With its proud heritage and exceptional structural integrity, this unique property is a standout opportunity for investors, entrepreneurs, or heritage home enthusiasts. The building was constructed with double-layer brick walls and barred windows, offering unmatched security and durability. It still houses the original vaults with the amazing vault doors. The roof (tar and gravel) was completely redone just three years ago, and two high-efficiency furnaces were installed around same time. Both the electrical and plumbing systems have been entirely redone, bringing modern functionality to this classic structure. Upstairs, a beautifully finished two-bedroom apartment spanning over 1,200 square feet has been completely gutted and professionally rebuilt—including new framing, wiring, plumbing, insulation, and drywall. The suite includes a full kitchen, in-suite laundry, a large living space, full bathroom, and both interior and private exterior access. There is also a private balcony overlooking the yard. The main level is ideal for a business or creative workspace, while the basement offers ample storage and a bathroom. The backyard is a good size and could easily be fenced for added privacy. Whether you're looking to live and work in the same space, generate income from a rental suite, or simply invest in a one-of-a-kind property, this historic gem offers security, style, and opportunity in equal measure.

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.