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12707 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Blairmore, Alberta



Listing ID:
30610

MLS ID:
A2220680

\$389,000



 **GEORGIA SULLIVAN**
 (587) 888-1233

 **TREC The Real Estate Company**
 403-270-4060

 12707 20 Avenue , Blairmore , Alberta T0K0E0

Transaction Type For Sale	Days On Market 28	Zoning C1
Subdivision NONE	Year Built 1923	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 3319I
Building Area (Sq. Ft.) 2145.00	Building Area (Sq. M.) 199.28	Lot Size (Sq. Ft.) 2875
Lot Size (Acres) 0.07	Construction Type Brick	Foundation Poured Concrete
Heating Boiler,Hot Water,Natural Gas	Lot Features Back Lane,Cleared,Level	Access to Property Back Alley Access,Public
Inclusions N/A	Restrictions Restrictive Covenant	Reports Encroachment/Relaxation Agreeemnt

Attractive brick 2 story character building located on busy block on Blairmore Main Street. Currently operating as an office centre with 6 private offices fully leased, but offers great potential for a variety of business uses. Over height walkout basement and patio off the second floor. Numerous upgrades include most windows, electrical service, flooring, plumbing, fluorescent lighting to LED and functional renovations. New roof to be installed summer 2025. Off street parking can accommodate 4 vehicles. Excellent value.

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