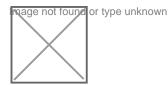


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12707 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationBlairmore, Alberta

Listing ID: 30610

MLS ID: A2220680

\$389,000



- **△** GEORGIA SULLIVAN
- **2** (587) 888-1233
- TREC The Real Estate Company
- **403-270-4060**
- 12707 20 Avenue , Blairmore , Alberta T0K0E0

Transaction Type

For Sale

Days On Market

C1

Subdivision

NONE

Year Built

1923

28

Structure Type

Office

Zoning

Property Type

Commercial

Property Sub Type

Office

Legal Plan 33191

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 Agreemnt

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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