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## 23601 PASSBURG CLOSE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Bellevue, Alberta



**Listing ID:**  
30692

**MLS ID:**  
A2222564

**\$995,000**



 **RANDALL WHITESIDE**  
 (403) 583-0583

 Century 21 Foothills South Real Estate  
 403-635-2131

 23601 Passburg Close , Bellevue , Alberta T0K1C0

**Transaction Type**

For Sale

**Days On Market**

10

**Zoning**

C-2

**Subdivision**

NONE

**Year Built**

2004

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

185AA

**Building Area (Sq. Ft.)**

4840.00

**Building Area (Sq. M.)**

449.65

**Construction Type**

ICFs (Insulated Concrete Forms), Wood Siding

**Roof**

Metal

**Foundation**

Slab

**Heating**

Electric

**Inclusions**

Fridge, stand up freezer, stove, dishwasher, existing window coverings, wardrobe at front door, Lift in quonset, Apartment (above garage) furnishings.

**Restrictions**

None Known

**Reports**

RPR, Water Report

Here is a unique property and opportunity in Passburg, Crowsnest Pass. Located along Hwy 3 along the East entrance into the beautiful Crowsnest Pass corridor, this large 4840sqft solid ICF constructed building (with additional second storey square feet) is zoned C-2 -Drive in Commercial, and is ready to go for your business and home location. A 1500sqft shop, 1650sqft insulated quonset, 2277sqft office rooms/space, 2200sqft living quarters plus an apartment unit provide ample space and opportunity for your commercial business venture. Take advantage of the great highway exposure and all of the features/extras that this property has to offer.

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