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2206 20 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Delburne, Alberta



Listing ID:
30773

MLS ID:
A2225959

\$100,000



 **JAMES WYSZYNSKI**
 (403) 350-1203

 Royal LePage Network Realty Corp.
 403-346-8900

 2206 20 Street , Delburne , Alberta T0M 0V0

Transaction Type For Sale	Days On Market 64	Zoning C-1
Subdivision NONE	Year Built 1951	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 6370AK
Building Area (Sq. Ft.) 1653.00	Building Area (Sq. M.) 153.57	Inclusions Nil
Restrictions None Known	Reports Title	

Formerly Jake's Barber Shop & Pool Hall, this historic building offers unbeatable street exposure and consistent foot traffic—an ideal opportunity for a wide range of businesses. Recent upgrades include a 200-amp electrical panel and a commercial-grade hot water tank. Large street-facing windows flood the space with natural light, making it perfect for retail displays or a welcoming reception area. The layout includes a washroom and multiple storage rooms—one with a sink—well-suited for salons, workshops, or service-oriented operations. A spacious rear addition with its own entrance provides added flexibility for inventory, production, or staff use. Customer parking is readily available in the front, with additional dedicated parking for staff in the rear. This high-visibility location combines heritage character with modern function. A rare opportunity in a prime location—don't miss out!

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