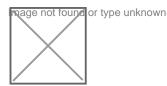


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2206 20 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationDelburne, 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

NONE

Days On Market

64

Zoning C-1

Subdivision

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

RestrictionsNone 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!

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.