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## 209 2 AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Hanna, Alberta Listing ID: 31001

: **MLS ID**: A2232073

\$185,000



**△** JONATHAN KURBIS

**2** (403) 854-1949

**403-854-1409** 

209 2 Avenue W, Hanna, Alberta T0J1P0

**Transaction Type** 

For Sale

**Days On Market** 

143

Zoning

C1

Subdivision

NONE

Year Built

1935

Structure Type

Retail

Property Type

Commercial

**Property Sub Type** 

Retail

Legal Plan

6133AW

Building Area (Sq. Ft.)

3543.00

Building Area (Sq. M.)

329.15

Roof Metal

Heating

**Poured Concrete** 

**Foundation** 

Overhead Heater(s), Forced Air, Natural

Gas

Inclusions

Certain furniture will be included or is

negotiable.

Restrictions Reports
None Known None

Prime retail opportunity located in the heart of downtown Hanna, Alberta. This well-maintained single-storey commercial building offers a total of 3,543 square feet of space and is divided into two separate units, each with its own entrance and dedicated forced air furnace. One unit, approximately 1,250 square feet, is currently vacant—providing a great opportunity for an owner-user or to lease out for additional income. The other unit is tenant occupied by a long-established shoe store, offering immediate revenue potential for investors. The cinder block building is situated on a poured concrete foundation, with a crawl space for access below grade, but no basement, and features a durable metal roof. Zoned C1, this property is ideal for a variety of retail and service-based businesses. Located on a high-visibility street in downtown Hanna, the property benefits from strong foot traffic and convenient customer access. Whether you're looking to expand your business, invest in income-producing real estate, or establish a presence in a welcoming Alberta community, this property offers both flexibility and value.

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