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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**  
 (403) 854-1949

 eXp Realty  
 403-854-1409

 209 2 Avenue W, Hanna , Alberta T0J1P0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 206	<b>Zoning</b> C1
<b>Subdivision</b> NONE	<b>Year Built</b> 1935	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 6133AW
<b>Building Area (Sq. Ft.)</b> 3543.00	<b>Building Area (Sq. M.)</b> 329.15	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Heating</b> Overhead Heater(s), Forced Air, Natural Gas	<b>Inclusions</b> Certain furniture will be included or is negotiable.
<b>Restrictions</b> None Known	<b>Reports</b> 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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