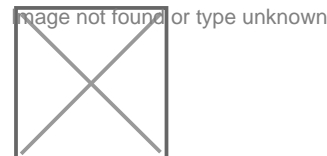


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## STORAGE FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Sundre, Alberta

**Listing ID:**  
31188


**MLS ID:**  
A2236276

**\$565,000**



 **MARTIN DUROCHER**  
 (403) 338-2200

 Royal LePage Blue Sky  
 403-338-2200

 114 Centre Street N, Sundre , Alberta T0M1X0

Investor Alert! Mailbox income in the downtown core of Sundre that houses a Florist and 30 Indoor Temperature Regulated Storage Units that are fully rented. This generates a nearly 7% cap. rate that can be increased over time. Absentee Management is a real plus but there is an office that is available to the owner. The High Security Monitoring System sends a notification when the storage area of the building is accessed and provides CCTV recording. Buyer must accept all tenancies until 08/31/2026 but is available for quick possession to the right buyer. Call for a private tour.

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