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27 RAILWAY AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Marwayne, Alberta



Listing ID:
31210


MLS ID:
A2236602

\$195,000



 **MICHAEL DEWING**
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 RE/MAX OF LLOYDMINSTER
 780-808-2700

 27 Railway Avenue S, Marwayne , Alberta T0B 2X0

Transaction Type

For Sale

Zoning

C1

Subdivision

Marwayne

Building Type

Mixed Use

Year Built

1940

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

5426CL

Building Area (Sq. Ft.)

3432.00

Building Area (Sq. M.)

318.84

Roof

Metal

Foundation

Perimeter Wall,Poured Concrete

Heating

Forced Air,Natural Gas

Inclusions

appliances in suite

Restrictions

Historic Site

Reports

None

Presenting this well kept mixed-use property, situated on 4 lots in a prime location, downtown Marwayne. Construction of this 3432 sq ft building was completed in 1940, using hand carved stone brought from the North Saskatchewan River valley. Originally used for a farm implements dealership and garage, but has since been retrofitted into a 2200 sq ft retail space in the front, and a separate 1232 sq ft residence with private entrance in the back. The front retail space is currently vacant, and offers a wide range of uses, with plumbing available, and updated furnace and electrical system. The residence is a one bedroom, with an additional flex space available, large bathroom and open concept kitchen and living room. Upgrades include a brand new (2024) metal roof on the main building and double detached, heated garage, additional insulation, windows, flooring, plumbing and electrical. The residential suite is currently rented for \$1100 a month, utilities included. The owner reports utilities for the entire property totaled \$6400 for 12 months. New owners could take this classic building in several directions, utilizing the front space for retail, professional office or services, craft or studio space, or even a coffee and sandwich shop. As this is proudly a Heritage Building, offers should include time to obtain approval for the intended use from the Village of Marwayne.

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