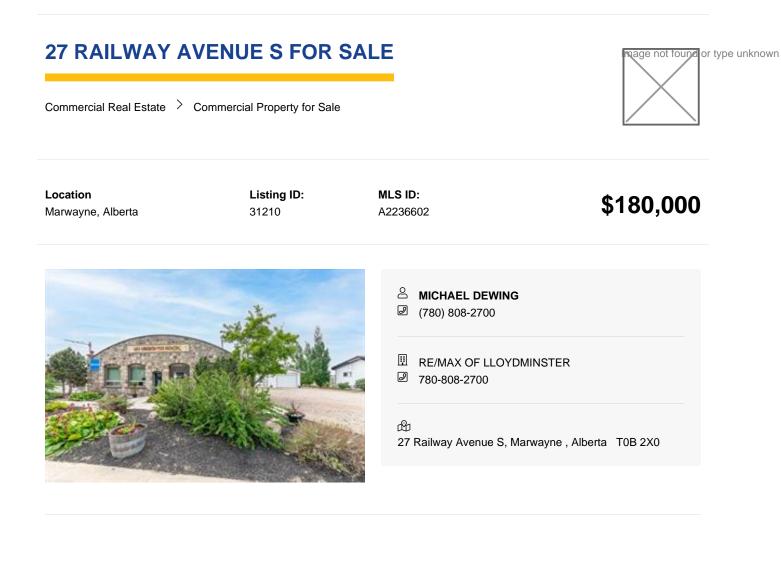


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Transaction Type	Days On Market	<b>Zoning</b>
For Sale	61	C1
<b>Subdivision</b>	Building Type	<b>Year Built</b>
Marwayne	Mixed Use	1940
<b>Structure Type</b>	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	Building Area (Sq. M.)
5426CL	3432.00	318.84
<b>Roof</b>	Foundation	<b>Heating</b>
Metal	Perimeter Wall,Poured Concrete	Forced Air,Natural Gas
Inclusions	Restrictions	<b>Reports</b>
appliances in suite	Historic Site	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.

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