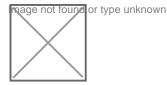


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217 2 AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Hanna, Alberta Listing ID: 31240

g ID: MLS ID: A2237064

\$144,000



- **△** JONATHAN KURBIS
- **2** (403) 854-1949
- **403-854-1409**
- 217 2 Avenue W, Hanna, Alberta T0J 1P0

Transaction TypeDays On MarketZoningFor Sale1C1

Subdivision Year Built Structure Type

NONE 1947 Other

Property TypeProperty Sub TypeLegal PlanCommercialRetail6133AW

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

3690.00 342.81 5125

Lot Size (Acres) Cooling Heating

0.12 None Forced Air, Natural Gas

Inclusions Restrictions Reports

None. None Known Appraisal, Title

Don't miss this exceptional opportunity to own a high-visibility commercial building located in the downtown core of Hanna. This well-maintained property has seen numerous recent upgrades, including two new forced-air furnaces and an on-demand hot water heater installed in 2023—ensuring modern efficiency and comfort. Previously operated as a bar and restaurant, all existing equipment, not included in the sale, is still in the building and available for purchase separately, or can be removed to suit your vision—whether that's retail, office, or another exciting venture. Endless potential in a prime location. Call today to arrange your private tour!

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