

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.

217 2 AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Hanna, Alberta



Listing ID:
31240


MLS ID:
A2237064

\$144,000



 **JONATHAN KURBIS**
 (403) 854-1949

 eXp Realty
 403-854-1409

 217 2 Avenue W, Hanna , Alberta T0J 1P0

Transaction Type

For Sale

Days On Market

1

Zoning

C1

Subdivision

NONE

Year Built

1947

Structure Type

Other

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

6133AW

Building Area (Sq. Ft.)

3690.00

Building Area (Sq. M.)

342.81

Lot Size (Sq. Ft.)

5125

Lot Size (Acres)

0.12

Cooling

None

Heating

Forced Air,Natural Gas

Inclusions

None.

Restrictions

None Known

Reports

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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.