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1 & 2 COMBINED, 204 CENTRE STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Sundre, Alberta



Listing ID:
31254

MLS ID:
A2229853

\$897,000



 **LORI PETERSEN**
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 1 & 2 Combined, 204 Centre Street N, Sundre , Alberta T0M 1X0

Transaction Type For Sale	Title Fee Simple	Days On Market 2
Zoning C-1	Subdivision NONE	Building Type Street Level Storefront
Year Built 1961	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1311593	Building Area (Sq. Ft.) 5334.76
Building Area (Sq. M.) 495.61	Lot Size (Sq. Ft.) 9795	Lot Size (Acres) 0.22
Construction Type Brick,Concrete,See Remarks,Stucco	Commercial Amenities Storefront	Inclusions Negotiable
Restrictions None Known	Reports Floor Plans,Title	

Located in busy downtown Sundre, this solid 5334.76 sq ft, cinder brick reinforced with rebar building offers a number of possible opportunities for the business owner or investor. For the investor, this building can potentially earn a 6+% Cap Rate (may vary). The growing town of Sundre receives thousands of visitors a year (primarily in summer) and represents a terrific opportunity for any business. You can locate your retail or service business in the whole space, or easily re-establish the previous dividing walls into two bays and rent the other one out. Start the next chapter for your business or launch a new investment, in this prime location, by calling your commercial Realtor® or the listing agent to arrange a viewing appointment today. Do not disturb the current business, owner or employees, with inquiries. Viewings are to be by appointment only.

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