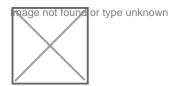


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

(403) 816-0059

First Place Realty

403-547-8401

幽

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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

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

Restrictions

Brick, Concrete, See Remarks, Stucco

Commercial Amenities

Storefront

Inclusions Negotiable

Reports

Floor Plans, Title

None Known

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.

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.