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## 205 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
New Norway, Alberta



**Listing ID:**  
31307


**MLS ID:**  
A2238092

**\$265,000**



 **ANGELINE ROLF**  
 (780) 678-6252

 Coldwell Banker Battle River Realty  
 780-672-7761

 205 Main Street , New Norway , Alberta T0B 3L0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> Urban Commercial	<b>Subdivision</b> New Norway	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1988	<b>Structure Type</b> Institutional	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2854Z	<b>Building Area (Sq. Ft.)</b> 4050.00
<b>Building Area (Sq. M.)</b> 376.25	<b>Roof</b> Metal	<b>Foundation</b> Slab
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> None	<b>Restrictions</b> None Known
<b>Reports</b> None		

Endless possibilities with this commercial property within 15 minutes to Camrose! You walk into the 19' x 44' front office area offering two washrooms, a large reception area, storage room, main office and conference area. On your way into the 56' x 44' shop, you'll walk through a 12' x 24' staff room! The shop is equipped with all new LED lighting and paint to ensure full and bright visibility of any task at hand with three large overhead doors (two doors are 12'x12' and one is 10'x10') and 14' ceiling height to accommodate many different types of vehicles or machinery. The shop also has 2 washrooms and an office with a viewing window into the shop. There is also plenty of storage in the Mezzanine space and you'll love the newly poured 57' x 41' concrete apron. This building has previously been used as a bank, fire station, day care center and more as it offers so much flexibility with the office space up front and shop in the back.

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