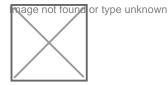


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **OTHER FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location**Valleyview, Alberta

Listing ID: 31656 **MLS ID:** A2247307

\$220,000



<sup>△</sup> RON ARMENEAU

**(780)** 524-5355

Royal LePage Redwillo Realty

**2** 587-841-5109

5013 50 Avenue , Valleyview , Alberta T0H 3N0

**Transaction Type** 

For Sale

Title

Fee Simple

Days On Market

61

**Business Type** 

Other

Zoning

Downtown Commercial (CD)

Subdivision

NONE

Building Type

Rooming House

Year Built 1958 Structure Type

Other

**Property Type** 

Commercial

**Property Sub Type** 

Multi Family

Legal Plan 6877KS

Building Area (Sq. Ft.)

2694.00

Building Area (Sq. M.)

250.28

Lot Size (Sq. Ft.)

6350

Lot Size (Acres)

0.15

Footprint (Sq. Ft.)

1459

**Construction Type** 

Wood Frame

Roof

Asphalt Shingle, Metal

Foundation

Perimeter Wall

**Electric** 

200 Amp Service

Cooling

Heating

ricating

**Lot Features** 

Interior Lot, Landscaped, Street Lighting

None F

Forced Air, Natural Gas

Inclusions

Commercial Amenities Kitchen, Laundry Facility Access to Property
Back Alley Access

Beds, dressers, shelves, tables, sheds, refrigerators in kitchens and rooms,

range, washer and dryer.

Restrictions
None Known

Reports
Floor Plans

The "Valleyview Rooming House". Located within the downtown area this property offers month-to-month single bedroom and shared common area accommodations. The main floor features four tenant rooms, a managers room and a storage room. On the second floor are six additional bedrooms. Common areas are present including a shared kitchen, laundry room and three full bathrooms. This type of property caters to workers and is maintained at a high level of occupancy with a well-established clientele. Call for mor information or to book a showing.

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