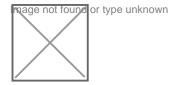


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5107 A QUEEN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCoronation, Alberta

Listing ID: 31730

MLS ID: A2248972

\$69,900



△ ANNELIE BREUGEM

2 (780) 226-7653

The Realty Bureau

2 780-226-7653

rPr

5107 A Queen Street , Coronation , Alberta T0C 1C0

Transaction Type

For Sale

Days On Market

43

Zoning

Commercial

Subdivision

NONE

Year Built

2023

Structure Type Mixed Use

Property Type

Commercial Mix

Mixed Use

Legal Plan 8149AH

Building Area (Sq. Ft.)

292.00

Building Area (Sq. M.)

Property Sub Type

27.13

Inclusions

N/A

Restrictions
None Known

Reports

Aerial Photos, Floor Plans, Title

Located just off Coronation's main drag, this 65 x 100 ft commercial lot comes with a custom-built cabin / bunkie that's ready to make your business dreams happen! Built only two years ago, this space offers stability, style, and versatility. Inside you'll find just under 300 sq. ft. of thoughtfully designed space featuring a convenient half bathroom, a small loft perfect for storage and an open floor plan ready for your ideas. It's fully hooked up to town water and sewer, powered by 100 AMP electrical, and heated with electric baseboards. A five-gallon hot water tank adds to the convenience, and the durable metal roof means low maintenance for years to come. Currently home to a tattoo shop, this property can easily transform into whatever you envision whether it's retail, office space, or something completely unique. Best part? It would cost you more to build this today than what we're asking for the building AND the lot combined! Opportunities like this don't come around often. Bring your imagination and make this incredible property yours!

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