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## 5107 A QUEEN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Coronation, Alberta



**Listing ID:**  
31730


**MLS ID:**  
A2248972

**\$69,900**



 **ANNELIE BREUGEM**  
 (780) 226-7653

 The Realty Bureau  
 780-226-7653

 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

**Property Sub Type**

Mixed Use

**Legal Plan**

8149AH

**Building Area (Sq. Ft.)**

292.00

**Building Area (Sq. M.)**

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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