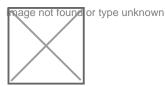


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

12707 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationBlairmore, Alberta

Listing ID: 31836

MLS ID: A2250691

\$389,900



- △ GEORGIA SULLIVAN
- **2** (587) 888-1233
- TREC The Real Estate Company
- **403-270-4060**
- 12707 20 Avenue , Blairmore , Alberta T0K0E0

Transaction Type

For Sale

Days On Market

Zoning C1

Subdivision

Year Built

Structure Type

NONE

1923

42

Office

Property Type

Commercial

Property Sub Type

Building Area (Sq. M.)

Legal Plan 33191

Building Area (Sq. Ft.)

2030.00

188.59

Office

Lot Size (Sq. Ft.) 2875

Lot Size (Acres)

0.07

N/A

Construction Type

Brick

Foundation **Poured Concrete**

Heating

Boiler, Hot Water, Natural Gas

Lot Features

Back Lane, Cleared, Level

Access to Property

Back Alley Access, Public

Inclusions

Restrictions

Restrictive Covenant

Reports

Encroachment/Relaxation Agreemnt

NEW Roof Membrane. A Historic Gem with Endless Possibilities. Located in the heart of Blairmore, this striking brick building was once home to a Royal Bank. It still features its original vaults, offering a unique blend of historic charm and modern potential. Currently leased as an office hub with six private workspaces, this property is ready for its next chapter. With a walkout basement, a second floor patio offering stunning views, and off street parking, the options are limitless. Whether you're envisioning a coffee shop, boutique retail space, co-working hub, or a combination of all three, the building's layout and prime location provide incredible opportunity. Recent updates include some new windows, LED lighting. The upstairs apartment retains timeless character with original woodwork and a clawfoot tub, offering the perfect canvas for creating a unique live/work space. Set on a high visibility stretch of Main Street, this is your chance to own a piece of Crowsnest Pass history and make it your own.

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.