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12707 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Blairmore, Alberta



Listing ID:
31836

MLS ID:
A2250691

\$389,900



 **GEORGIA SULLIVAN**
 (587) 888-1233

 **TREC The Real Estate Company**
 403-270-4060

 12707 20 Avenue , Blairmore , Alberta T0K0E0

Transaction Type For Sale	Days On Market 42	Zoning C1
Subdivision NONE	Year Built 1923	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 3319I
Building Area (Sq. Ft.) 2030.00	Building Area (Sq. M.) 188.59	Lot Size (Sq. Ft.) 2875
Lot Size (Acres) 0.07	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 N/A	Restrictions Restrictive Covenant	Reports Encroachment/Relaxation Agreeemnt

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.

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