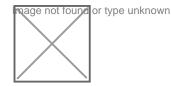


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223 6 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationBeiseker, Alberta

Listing ID: 31958

MLS ID: A2253407

\$435,000



[△] CALVIN KAWA

403) 512-9988

□ Century 21 Bravo Realty

403-250-2882

223 6 Street , Beiseker , Alberta T0M 0G0

Transaction Type

For Sale

Days On Market

Zoning CBD

Subdivision

NONE

Year Built

1977

82

Structure Type Mixed Use

Property Type

Commercial

Property Sub Type

Retail

Legal Plan 4011X

Building Area (Sq. Ft.)

5320.00

Building Area (Sq. M.)

494.24

Lot Size (Sq. Ft.)

9100

Lot Size (Acres)

0.21

Inclusions

N/A

Restrictions
None Known

Reports

None

Excellent investment opportunity! This 3-unit commercial building offers both stable rental income and flexible options for an owner-user. Income Producing: Two units are currently leased to long-term tenants, providing consistent rental revenue. Versatile Owner-User Space: The third unit features 2 kitchens, 3 bathrooms, a detached heated double-car garage, and private outdoor space—perfect for a business owner looking to occupy while collecting rent from the other units. Prime Investment: Secure a property with steady cash flow while enjoying future potential for appreciation and tenant diversification. Whether you're an investor seeking reliable income or an owner-user ready to step into a commercial property with established tenants, this building is a rare opportunity.

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