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223 6 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Beiseker, Alberta

Listing ID:
31958


MLS ID:
A2253407

\$399,900



 **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 209	Zoning CBD
Subdivision NONE	Year Built 1977	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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