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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	Days On Market	Zoning
For Sale	147	CBD
Subdivision	Year Built	Structure Type
NONE	1977	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	4011X
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
5320.00	494.24	9100
Lot Size (Acres)	Inclusions	Restrictions
0.21	N/A	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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