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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**

147

**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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