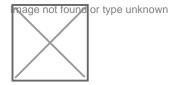


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 12331 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:Blairmore, Alberta31972

\$724,000



**△** WENDY LEE VALLEY

MLS ID:

A2253123

**(403)** 563-0500

ij

SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH

**403-320-6411** 

🛍 12331 20 Avenue , Blairmore , Alberta T0K 0E0

**Transaction Type** 

For Sale

Subdivision

NONE

**Structure Type** 

Mixed Use

Legal Plan

0811487

Foundation

Poured Concrete

Reports

Aerial Photos

**Days On Market** 

20

**Building Type** 

Commercial Mix, Condo Complex

Property Type Commercial

Building Area (Sq. Ft.)

2992.00

Inclusions

Fridges (2), stoves (2), washer and dryer

(2)

Zoning

C1

Year Built

1942

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

277.96

Restrictions

None Known

Fantastic opportunity to own 4 income properties There are two occupied income units located on 20th Avenue (main street) Blairmore. There are two additional rear apartments with 9' and 10' ceilings (developed in 2021) accessible from the rear of the building. All spaces are currently rented bringing in a healthy monthly income. Call your agent to view!

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