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

Location	**Listing ID:**	**MLS ID:**	
Blairmore, Alberta	31972	A2253123	**$724,000**

WENDY LEE VALLEY
(403) 563-0500

SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH
403-320-6411

12331 20 Avenue , Blairmore , Alberta   T0K 0E0

Transaction Type For Sale	**Days On Market** 20	**Zoning** C1
Subdivision NONE	**Building Type** Commercial Mix,Condo Complex	**Year Built** 1942
Structure Type Mixed Use	**Property Type** Commercial	**Property Sub Type** Mixed Use
Legal Plan 0811487	**Building Area (Sq. Ft.)** 2992.00	**Building Area (Sq. M.)** 277.96
Foundation Poured Concrete	**Inclusions** Fridges (2), stoves (2), washer and dryer (2)	**Restrictions** None Known
Reports Aerial Photos		

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!