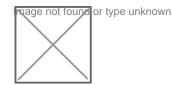


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1 & 2 COMBINED, 204 CENTRE STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Sundre, Alberta Listing ID: 32000

MLS ID: A2229853

\$850,000



△ LORI PETERSEN

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First Place Realty

403-547-8401

rM1

1 & 2 Combined, 204 Centre Street N, Sundre, Alberta T0M 1X0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

145

Zoning

C-1

Subdivision

Structure Type

NONE

Building Type

Street Level Storefront

Year Built

1961 Retail

Property Type

Property Sub Type

Retail

Legal Plan 1311593

Commercial

Building Area (Sq. Ft.) 5334.76

Building Area (Sq. M.) 495.61

Lot Size (Sq. Ft.)

9795

Lot Size (Acres)

0.22

Construction Type

Brick, Concrete, See Remarks, Stucco

Commercial Amenities

Storefront

Inclusions Negotiable

Restrictions None Known Reports

Floor Plans, Title

"Outstanding investment opportunity in the heart of downtown Sundre! This solid 5,334 sq ft fireproof cinder brick building, reinforced with rebar, offers the potential for additional floors and multiple business configurations. Featuring two receiving doors and ample rear lot space for deliveries, the property is highly functional for a variety of uses. The current owner is open to relocating, leasing back the entire building, or downsizing to half-creating flexible options for investors or owner-operators. Establish your business in approximately 2,650 sq ft while generating income from the other bay, or lease back the full building for a strong return. With Sundre's growing population and thousands of seasonal visitors, this prime location is ideal for long-term success. Viewings by appointment only through your commercial Realtor® or the listing agent. Do not approach staff for any info."

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