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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

\$897,000



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

Transaction Type For Sale	Title Fee Simple	Days On Market 83
Zoning C-1	Subdivision NONE	Building Type Street Level Storefront
Year Built 1961	Structure Type Retail	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1311593	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	

Don't miss this investment opportunity! Located in busy downtown Sundre, this solid 5334.76 sq ft, fireproof cinder brick reinforced with rebar building offers a number of possible opportunities for the business owner or investor. The current owner has an established business in the entire building and is willing to, relocate, lease back either the entire building or downsize their business into half of the building. This offers an opportunity either to establish a business in half the building (approximately 2650 sq ft) and have income from the other bay, or lease back the entire building to earn a respectable return on your investment. The growing town of Sundre receives thousands of visitors a year (primarily in summer) and is a terrific opportunity for any business. Start the next chapter for your business or launch a new investment, in this prime location, by calling your commercial Realtor® or the listing agent to arrange a viewing appointment today. Do not disturb the current business, owner or employees, with inquiries. Viewings are to be by appointment only.

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