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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

**\$675,000**



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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 270
<b>Zoning</b> C-1	<b>Subdivision</b> NONE	<b>Building Type</b> Street Level Storefront
<b>Year Built</b> 1961	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1311593	<b>Building Area (Sq. Ft.)</b> 5334.76
<b>Building Area (Sq. M.)</b> 495.61	<b>Lot Size (Sq. Ft.)</b> 9795	<b>Lot Size (Acres)</b> 0.22
<b>Footprint (Sq. Ft.)</b> 5335	<b>Construction Type</b> Brick,Concrete,See Remarks,Stucco	<b>Roof</b> Other
<b>Lot Features</b> Back Lane,Low Maintenance Landscape,Private	<b>Commercial Amenities</b> Storefront	<b>Access to Property</b> Direct Access,On Major Traffic Route,Public,Visual Exposure
<b>Inclusions</b> Negotiable	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans,Title

Motivated seller is offering this well-constructed, fire-resistant cinder brick building comprises approximately 5,334 sq ft of above-grade space and offers a combination of durable construction, functional layout, and future adaptability. The building was originally configured to support two independent commercial units, providing immediate optionality for multi-tenant leasing or strategic reconfiguration. The asset features two rear receiving doors and rear yard access suitable for deliveries and service, enhancing usability across a range of commercial tenant profiles. The current owner is prepared to lease back all or a portion of the building, offering the opportunity for immediate stabilized income with longer-term upside through leasing optimization or space reconfiguration. An owner-operator may occupy approximately half the premises while generating income from the balance, or secure a full lease-back to anchor returns from day one. Located on Sundre's primary commercial corridor, the property benefits from consistent local demand, established surrounding businesses, and seasonal population inflow. This is a low-vacancy risk asset with multiple execution paths, suitable for investors seeking predictable income today with clear value-add opportunities over time. While the list price is for the building and land with a lease back of 7%+ cap rate, the seller will consider any scenarios or requests, including the sale of the business, etc. Private viewings by appointment only. Please do not approach staff.

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