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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



 **LORI PETERSEN**
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 First Place Realty
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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 208
Zoning C-1	Subdivision NONE	Building Type Street Level Storefront
Year Built 1961	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	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
Footprint (Sq. Ft.) 5335	Construction Type Brick,Concrete,See Remarks,Stucco	Lot Features Back Lane,Low Maintenance Landscape,Private
Commercial Amenities Storefront	Access to Property Direct Access,On Major Traffic Route,Public,Visual Exposure	Inclusions Negotiable
Restrictions None Known	Reports Floor Plans,Title	

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. Private viewings by appointment only. Please do not approach staff.

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