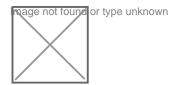


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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



<sup>△</sup> LORI PETERSEN

**(403) 816-0059** 

First Place Realty

**403-547-8401** 

rM:

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

Lot Size (Acres)

Property Sub Type

Mixed Use

Legal Plan

1311593

9795

Building Area (Sq. Ft.)

5334.76

Building Area (Sq. M.)

495.61

Lot Size (Sq. Ft.)

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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