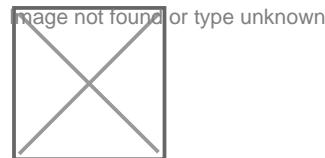


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1 & 2 COMBINED, 204 CENTRE STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Sundre, Alberta

**Listing ID:**  
32137

**\$897,000**



 cochraneREALTOR  
 Nov 20, 2023  
 **BRUCE TANNAS**  
 (587) 899-1903  
 Sundre, Alberta T0M 1X0

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 the listing agent to arrange a viewing.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).