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## 2012 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Bowden, Alberta



**Listing ID:**  
32257


**MLS ID:**  
A2259673

**\$198,000**



 **RENA QUINTIN**  
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 REMAX ACA Realty  
 403-556-3121

 2012 20 Avenue , Bowden , Alberta T0M 0K0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 247
<b>Zoning</b> C1	<b>Subdivision</b> NONE	<b>Building Type</b> See Remarks
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Legal Plan</b> 2412023	<b>Building Area (Sq. Ft.)</b> 1112.00	<b>Building Area (Sq. M.)</b> 103.31
<b>Foundation</b> Piling(s)	<b>Cooling</b> None	<b>Heating</b> Forced Air
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> RPR

Great opportunity with many options! Conveniently situated on Main Street in the great community of Bowden. This building is ready to go with over 1100 square feet that boasts numerous updates including new windows and vinyl plank flooring and is the ideal set-up to finally put your plan into action. The options are many with the flexible C1 zoning. Curb appeal is great and you are sure to make good use out of the 10X30 front covered deck. Plenty of parking on the street as well as off street. Currently there is open space for you to set things up to suit your needs. In place is an extensive bank of cabinets and counters with a sink, 2 - 2 piece washrooms, storage room, shelving and a flex space that would be great for a mud room that is at the rear entrance. Maybe it is time to see if you can make your dream come true? The town of Bowden offers plenty of opportunity and is conveniently situated between the QE11 highway and highway 2A. It is worth a look!!

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