

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.

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**
 (403) 559-4377

 REMAX ACA Realty
 403-556-3121

 2012 20 Avenue , Bowden , Alberta T0M 0K0

Transaction Type For Sale	Title Fee Simple	Days On Market 124
Zoning C1	Subdivision NONE	Building Type See Remarks
Structure Type Other	Property Type Commercial	Property Sub Type Business
Legal Plan 2412023	Building Area (Sq. Ft.) 1112.00	Building Area (Sq. M.) 103.31
Foundation Piling(s)	Cooling None	Heating Forced Air
Inclusions n/a	Restrictions None Known	Reports 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!!

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](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.