

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.

## 807 THE BROADWAY STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Standard, Alberta



**Listing ID:**  
32748


**MLS ID:**  
A2268886

**\$69,900**



 **LINDA BRUNNER**  
 (403) 540-9314

 Greater Calgary Real Estate  
 403-241-7555

 807 The Broadway Street , Standard , Alberta T0J 3G0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 65
<b>Zoning</b> CB	<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Legal Plan</b> 2540AM	<b>Building Area (Sq. Ft.)</b> 522.00	<b>Building Area (Sq. M.)</b> 48.49
<b>Lot Size (Sq. Ft.)</b> 3280	<b>Lot Size (Acres)</b> 0.08	<b>Construction Type</b> Stucco
<b>Roof</b> Asphalt,Metal	<b>Foundation</b> Other	<b>Cooling</b> None
<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Back Alley Access,Paved Road	<b>Inclusions</b> Fridge, Stove Electric, Washer, Dryer(sold as is), Storage shed
<b>Restrictions</b> None Known	<b>Reports</b> None	

The Building is a quaint 522 sq ft on "The Broadway Street" in the heart of downtown Standard Alberta. The zoning on this property is Central Business. The age of the building is unknown and this property is being sold in "As is, Where is Condition" The front room is spacious with a good sized window. There is a small central den. The kitchen area offers stainless steel fridge and stove, and some kitchen cabinets, 3 piece bathroom and a separate laundry room with washer and dryer. . The building is sitting on a lot that is 25' wide x 132' deep. The basement is a crawl space that houses the natural gas furnace and water heater. Many of the windows have been upgraded to vinyl, freshly painted and the flooring is vinyl plank. The exterior of the home is stucco. The roof is a unique metal and asphalt combination. There is a back lane for easy access to the back yard, a shed and plenty of room to park your vehicles. It would also be idea for an art studio, hair salon, nail salon or a small office space. Bring your dreams and ideas and let them grow make this little place your own at an affordable price.

**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.