

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.

2023 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Bowden, Alberta



Listing ID:
32808


MLS ID:
A2269660

\$885,000



 **TYLEE HEPPLER**
 (403) 638-8568

 RE/MAX real estate central alberta
 403-227-5571

 2023 20 Avenue , Bowden , Alberta T0M0K0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

198

Zoning

C1

Subdivision

NONE

Building Type

Commercial Mix,Free-Standing,Home-Based,See Remarks

Year Built

2007

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1905H

Building Area (Sq. Ft.)

3433.00

Building Area (Sq. M.)

318.93

Lot Size (Sq. Ft.)

24000

Lot Size (Acres)

0.55

Construction Type

Metal Siding

Roof

Metal

Heating

Natural Gas

Lot Features

Back Lane,Landscaped

Commercial Amenities

Parking-Extra,Paved Yard,See Remarks,Storage,Storefront

Inclusions

FRIDGE, STOVE, DISHWASHER, AUTOMATIC GATE, 2 CHEST FREEZERS, 1 STANDUP FREEZER, WATER FILTRATION & SOFTENER SYSTEM, SECURITY SYSTEM, 3 SHEDS. SHOP - 2 DOOR OPENERS AND REMOTES, REZNOR HEATER. YOGA STUDIO - BASEBOARD HEATERS, SMALL H/W TANK, BAR FRIDGE.

Restrictions

None Known

Reports

Land Survey

MASSIVE PRICE REDUCTION! LIVE/WORK UNIT! Once-in-a-lifetime opportunity! Live, work, & create your dream lifestyle in the heart of Bowden! Welcome to this one-of-a-kind commercial property located right on Main Street in the charming, centrally located community of Bowden, Alberta. Perfectly positioned between Calgary & Red Deer & just off the QE2 Highway, this landmark property offers a balanced live/work lifestyle or dynamic investment with endless potential. Situated on 4 contiguous C1-zoned lots with 200' of prime Main Street frontage, this versatile property combines small-town charm with big business opportunity. Extensive renovations over the past four years make it turnkey & ready to accommodate nearly any vision—outdoor markets, café, lounge, event venue, medical or professional offices, car lot, or creative studio. Designed for accessibility & flexibility, this property invites your entrepreneurial dreams to life. At its core is a beautifully updated residence (1920) & addition featuring 6 bedrooms, 2 baths, & an integrated storefront/office—the perfect live/work setup. The 125'x120' lot includes the home, shop, & yard space. Recent upgrades: new metal roofing/siding, metal fencing, updated plumbing/electrical, new flooring, sidewalks, rubberized walkways, water softener/filtration system, & extensive cement work (sidewalks, parking pads, etc.). The front office connects seamlessly to the storefront with high ceilings & admin wicket, offering a customer-ready layout. 2 furnaces, a 60-gal. hot water tank, modern finishes, & a re-parged basement for extra storage ensure efficiency & comfort. The 2007 addition adds 5 separate rooms—ideal for private client sessions, offices, or extra living space. With vaulted ceilings, 4 skylights, & roughed-in in-floor heating, it's perfect for owner-occupiers or staff accommodations. Outside, the 50'x120' yard features mature landscaping, pear, apple, & cherry trees, providing a peaceful retreat. The heated 32'x44' shop (2022) is fully finished with 220V, 2-10'x16' overhead doors, 12' ceilings, metal roof/siding, 2 automatic sliding gates, 2 large parking pads, & a new shed—ideal for workspace, storage, or deliveries. Adding charm & flexibility, the detached yoga studio (1940) & courtyard on 75'x120' adjoining lot were fully renovated in 2023. The studio includes a half bath, electric baseboard heat, upgraded insulation, & a rear composite deck with gas hookup—perfect for workshops, wellness, or events. The fenced courtyard features new cement (2023), RV/market plug-ins, two new sheds, manual gates, & two parking pads with alley access—great for markets, weddings, or outdoor entertainment. Fully fenced with metal fencing, security system, Alexa-integrated smart features, & heat-traced eaves, the property is designed for comfort, safety, & low-maintenance living. Whether you're an entrepreneur, investor, or someone seeking a lifestyle change, this remarkable property delivers unmatched versatility, exposure, & charm.

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.