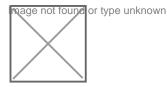


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 227 6 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Beiseker, Alberta

Listing ID: 33340

MLS ID: A2275598

\$196,400



△ MOHIT DHILLON

**(587)** 719-5523

□ Century 21 Bravo Realty

403-250-2882

227 6 Street , Beiseker , Alberta T0M 0G0

**Transaction Type** 

For Sale

**Days On Market** 

Zoning CBD

Subdivision

NONE

Year Built

Retail

**Property Type** 

**Property Sub Type** Commercial

Retail

1968

Legal Plan 4011X

Structure Type

Building Area (Sq. Ft.)

Building Area (Sq. M.) 1200.00

111.48

Inclusions Washer / Dryer

Restrictions None Known Reports None

High-visibility 1,200 sq ft commercial bay with 8' ceilings (plus mezzanine), bright storefront windows, and a functional layout featuring a front reception area, 3 dedicated rooms, 2 washrooms (public + staff), and in-suite washer/dryer—ideal for an owneroperator or investor looking for flexible main-street uses such as childcare/daycare, medical clinic/wellness, dental, professional office, retail, personal services, nail / hair salon studio, or a small food concept. Previously operated as a medical space (chiro/massage/acupuncture), the space also offers a rare value-add fenced outdoor yard area, which could be adapted for secure outdoor use depending on the operator's needs, plus parking/access at both the front and rear. Positioned on one of Beiseker's primary commercial corridors and surrounded by everyday anchors including Beiseker Fresh Market, Beiseker Pharmacy, Canada Post, Beiseker Registry, the Bottle Depot etc. This is a strong ownership opportunity in the C-CBD (Central Business District) with excellent visibility and small-town demand.

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