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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 1	Zoning CBD
Subdivision NONE	Year Built 1968	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 4011X
Building Area (Sq. Ft.) 1200.00	Building Area (Sq. M.) 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 owner-operator 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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