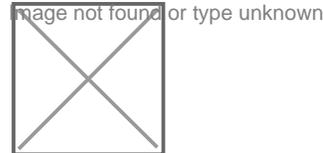


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## STORAGE FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Sundre, Alberta

**Listing ID:**  
33385

**MLS ID:**  
A2236276

**\$565,000**



 **MARTIN DUROCHER**  
 (403) 338-2200

 Royal LePage Blue Sky  
 403-338-2200

 114 Centre Street N, Sundre , Alberta T0M1X0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 246
<b>Business Name</b> Mama and Papa's Storage	<b>Business Type</b> Storage	<b>Zoning</b> C-1
<b>Subdivision</b> NONE	<b>Year Built</b> 1977	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1347GF
<b>Building Area (Sq. Ft.)</b> 5129.00	<b>Building Area (Sq. M.)</b> 476.50	<b>Lot Size (Sq. Ft.)</b> 7482
<b>Lot Size (Acres)</b> 0.17	<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Partial	<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Direct Access
<b>Inclusions</b> Freezer, Security System, Office Furniture, B/I Vacuum and Attachments, Material Handling Equipment	<b>Restrictions</b> Call Lister	<b>Reports</b> RPR with Compliance

Investor Alert! Mailbox income in the downtown core of Sundre that houses a Florist and 30 Indoor Temperature Regulated Storage Units that are fully rented. This generates a nearly 7% cap. rate that can be increased over time. Absentee Management is a real plus but there is an office that is available to the owner. The High Security Monitoring System sends a notification when the storage area of the building is accessed and provides CCTV recording. Buyer must accept all tenancies until 08/31/2026 but is available for quick possession to the right buyer. Call for a private tour.

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