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2002 20 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Bowden, Alberta



Listing ID:
33635


MLS ID:
A2280135

\$669,000



 **GURJIT BIRRING**
 (403) 404-8100

 RE/MAX House of Real Estate
 403-287-3880

 2002 20 Avenue , Bowden , Alberta T0M 0K0

Transaction Type For Sale	Days On Market 84	Zoning C1
Subdivision NONE	Year Built 1964	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 1905H
Building Area (Sq. Ft.) 5085.00	Building Area (Sq. M.) 472.41	Lot Size (Sq. Ft.) 8580
Lot Size (Acres) 0.20	Inclusions N/A	Restrictions None Known
Reports None		

Excellent investment opportunity to own a fully leased commercial strip mall Bowden, Alberta. This well-maintained commercial building features five individual units, each equipped with its own private washroom and separate utilities, offering ease of management and strong tenant appeal. All units are currently leased, providing immediate and stable rental income for the new owner. The property benefits from excellent visibility and easy access, along with ample street parking for both tenants and customers. Strategically located in Bowden, this asset presents a solid opportunity for investors seeking a turnkey commercial property with reliable cash flow in a convenient and accessible location.

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