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2 1 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Purple Springs, Alberta

Listing ID:
33701

MLS ID:
A2280927

\$688,000



 **NICOLE ELLIOTT**
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 403-223-0111

 **2 1 Street , Purple Springs , Alberta T0K 1X0**

Transaction Type	Days On Market	Zoning
For Sale	24	Commercial
Subdivision	Building Type	Year Built
NONE	See Remarks	1984
Structure Type	Property Type	Property Sub Type
Other	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
8608 GG	3000.00	278.71
Cooling	Heating	Access to Property
Central Air	Forced Air,Natural Gas	Direct Access
Inclusions	Restrictions	Reports
N/A	None Known	None

Once known as the Purple Springs Store, this landmark property was more than just a stop along the highway, it was a gathering place. A spot where engines slowed, conversations lingered, and the lounge hummed with music, laughter, and the clack of billiard balls. Set on 0.92 acres with exceptional highway exposure, this rare offering includes a 3,000 sq. ft. commercial building and a 2,000 sq. ft. detached residence, creating a flexible live and work setup with serious upside. The commercial space currently houses a general store concept with off sales and a lounge featuring a small kitchen, while the expansive land and direct access open the door to bold ideas. This site has previously operated as a gas station, making the path to re establishing fuel service far more attainable than starting from scratch. The lounge is already wired for VLTs and may be reactivated subject to permitting, offering yet another revenue stream for an owner ready to think creatively. Steps away, a well maintained and recently updated 4 bedroom, 2 bath 4 level split home provides comfort, convenience, and flexibility, ideal for an owner/operator, staff housing, or additional rental income. The Commercial Zoning and prime highway visibility offer limitless potential for the entrepreneur, what are you waiting for?

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