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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



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 2 1 Street , Purple Springs , Alberta T0K 1X0

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