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## 301 3RD AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Beaverlodge, Alberta

**Listing ID:**  
33939

**MLS ID:**  
A2284737

**\$184,900**



 **DUAYNE PETERSON**  
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 780-538-4747

 301 3rd Avenue W, Beaverlodge , Alberta T0H 0C0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 84
<b>Zoning</b> Industrial	<b>Subdivision</b> N/A	<b>Year Built</b> 1986
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 9824295	<b>Building Area (Sq. Ft.)</b> 2160.00	<b>Building Area (Sq. M.)</b> 200.67
<b>Lot Size (Sq. Ft.)</b> 22215	<b>Lot Size (Acres)</b> 0.51	<b>Access to Property</b> Private
<b>Inclusions</b> fridge, stove, washer, dryer	<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos

This 0.51-acre industrially zoned property offers strong visibility and exposure along busy 3rd Street, making it an excellent investment or future redevelopment opportunity. The site is fully graveled and fenced, providing secure and functional yard space suitable for a variety of industrial or commercial uses. Located on the property is a 2,160 square foot relocatable office building that has been converted to temporary housing. A tenant is currently in place on a month-to-month lease, offering immediate rental income and flexibility for future plans. With its strategic location, industrial zoning, and income-producing component, this property represents a solid opportunity for investors or owner-users seeking exposure, versatility, and long-term potential.

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