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## 15 RAILWAY AVENUE W FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Arrowwood, Alberta

**Listing ID:**  
34491

**MLS ID:**  
A2293037

**\$115,000**



 **ALEKSEY JULANOV**  
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 RE/MAX First  
 403-278-2900

 15 Railway Avenue W, Arrowwood , Alberta T0L 0B0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> Commercial
<b>Subdivision</b> NONE	<b>Year Built</b> 1926	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse	<b>Legal Plan</b> 1738DM
<b>Building Area (Sq. Ft.)</b> 3206.00	<b>Building Area (Sq. M.)</b> 297.84	<b>Foundation</b> Slab
<b>Heating</b> Ceiling	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b>		
Title		

Are you looking for an affordable STORAGE solution within a 45 min drive to the southeast end of Calgary? This may very well be it! A 3200 sq.ft building(former firehall) located DOWNTOWN ARROWWOOD. The building has a 10' garage door, 10' ceiling, concrete floor, new roof and it's heated. It has an office space and a bathroom(90% done). The building sits atop of a 52' x 120' COMMERCIAL zoned lot on the main street of Arrowwood. \*\*\*Building's dimensions are: 50'6" wide x 63'6" long\*\*\* Property taxes in 2025 were just \$1,047! Why pay insane triple net lease in Calgary when you can OWN this building and use it for storage? It just MAKES SENSE. Arrowwood is a quiet safe village with the population of 200 people. Do the math and then call your agent to schedule a viewing! This is a hidden gem of Alberta!

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