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128 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Barons, Alberta

Listing ID:
34522

MLS ID:
A2295165

\$225,000



 **MARK KOZAK**
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 Century 21 Foothills South Real Estate
 403-635-2131

 128 Main Street , Barons , Alberta T0L 0G0

Transaction Type For Sale	Title Fee Simple	Days On Market 65
Zoning COMMERCIAL CO	Subdivision NONE	Building Type Mixed Use,Retail,Street Level Storefront
Year Built 1909	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 2605X	Building Area (Sq. Ft.) 3928.00
Building Area (Sq. M.) 364.92	Construction Type Metal Siding	Roof Metal
Cooling Central Air,Full	Heating Natural Gas	Lot Features Back Lane,City Lot,Landscaped,Level,Private
Commercial Amenities Storefront	Access to Property Front and Rear Drive access	Inclusions Fridge, Stove, Washer, Dryer, Microwave, Dishwasher, All Metal Shelving, Till, Fax Machine, Two Bar Stools, White Liquor Shelf, open sign, Wood shelves and bookcases in basement, white shelves in store front, all rods & curtains except in Master Bedroom, Tv Wall Mount
Restrictions None Known	Reports Environmental Phase 1,Floor Plans,RPR with Compliance	

Step into a rare opportunity to own a true piece of local history with the iconic Barons General Store, proudly standing since 1909. This unique mixed-use property seamlessly blends commercial potential with residential comfort, making it an ideal investment for entrepreneurs, business owners, or those seeking a live/work lifestyle. The street-level retail space offers over 2,100 sq ft, featuring a bright and inviting storefront with large updated windows, textured ceilings, and an open layout designed to welcome customers. The additional rear space, thoughtfully divided into two rooms, provides flexibility for storage, workspace, or business expansion. A centrally located washroom, utility area, and ample storage add everyday convenience. Upstairs, the renovated residential suite delivers a warm and comfortable retreat, complete with an open-concept living room and kitchen, three spacious bedrooms, and a full four-piece bathroom—perfect for owner occupancy or additional rental income. Outside, enjoy a private fenced side yard featuring a firepit and covered seating area—an ideal space to relax or entertain. Separate access to the upper level enhances functionality and privacy. Whether you're looking to launch a new venture, expand your portfolio, or embrace small-town living with income potential, this landmark property offers endless possibilities. Don't miss your chance to own a cornerstone of the community—contact your REALTOR® today to book a showing!

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