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2 1 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Purple Springs, Alberta



Listing ID:
34766

MLS ID:
A2299739

\$660,000



 **NICOLE ELLIOTT**
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 RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
 403-223-0111

 2 1 Street , Purple Springs , Alberta T0K 1X0

Transaction Type For Sale	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	

Set on 0.92 acres with outstanding highway exposure, this versatile property offers something rarely found in one package..... a comfortable residence, generous space, and a fully separate commercial building that opens the door to countless possibilities. The 2,000 sq. ft. detached home is a well maintained 4 bedroom, 2 bath four level split, offering the kind of layout that adapts easily to everyday living. Multiple levels create natural separation between gathering spaces and quiet retreats, while large windows bring in plenty of natural light. Recent updates have kept the home comfortable and functional, making it a space that's ready to move into while still leaving room for future personalization. Step outside and the sense of space becomes even more apparent. With nearly an acre of land, there's room to breathe, room to expand ideas, and room to take full advantage of the property's highly visible location. Whether you envision additional outdoor living space, storage, or future development, the setting provides flexibility that's increasingly hard to find. What truly sets this property apart is the 3,000 sq. ft. commercial building positioned on the same parcel. Completely separate from the residence, it offers incredible optionality for anyone looking to combine living space with business potential or simply benefit from an additional income stream (hint, rent it out). The building currently operates as a general store concept with off-sales and a lounge area, including a small kitchen and gathering space. The lounge is already wired for VLTs, providing the potential for activation subject to approvals. With its size and layout, the structure could also accommodate a wide variety of other commercial or service-based uses depending on the next owner's vision. If you're an entrepreneur at heart, this could be for you! Option for seller financing.

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