

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1 & 2 COMBINED, 204 CENTRE STREET N FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Sundre, Alberta



Listing ID:
34784


MLS ID:
A2300385

\$597,000



 **LORI PETERSEN**
 (403) 816-0059

 First Place Realty
 403-547-8401

 1 & 2 Combined, 204 Centre Street N, Sundre , Alberta T0M 1X0

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning C-1	Subdivision NONE	Building Type Street Level Storefront
Year Built 1961	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 1311593	Building Area (Sq. Ft.) 5334.76
Building Area (Sq. M.) 495.61	Lot Size (Sq. Ft.) 9795	Lot Size (Acres) 0.22
Footprint (Sq. Ft.) 5335	Construction Type Brick,Concrete,See Remarks,Stucco	Roof Other
Lot Features Back Lane,Low Maintenance Landscape,Private	Commercial Amenities Storefront	Access to Property Direct Access,On Major Traffic Route,Public,Visual Exposure
Inclusions Negotiable	Restrictions None Known	Reports Other Documents

Motivated seller is offering this well-constructed, fire-resistant cinder brick building comprises approximately 5,334 sq ft of above-grade space and offers a combination of durable construction, functional layout, and future adaptability. The building was originally configured to support two independent commercial units, providing immediate optionality for multi-tenant leasing or strategic reconfiguration. The asset features two rear receiving doors and rear yard access suitable for deliveries and service, enhancing usability across a range of commercial tenant profiles. The current owner is prepared to lease back all or a portion of the building, offering the opportunity for immediate stabilized income with longer-term upside through leasing optimization or space reconfiguration. An owner-operator may occupy approximately half the premises while generating income from the balance, or secure a full lease-back to anchor returns from day one. Located on Sundre's primary commercial corridor, the property benefits from consistent local demand, established surrounding businesses, and seasonal population inflow. This is a low-vacancy risk asset with multiple execution paths, suitable for investors seeking predictable income today with clear value-add opportunities over time. While the list price is for the building and land with a lease back, the seller will consider any scenarios or requests, including the sale of the business, etc. Private viewings by appointment only. Please do not approach staff.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.