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

Transaction Type For Sale	Title Fee Simple	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.

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