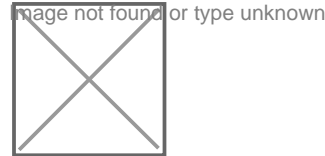


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

103 CENTRE STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Vulcan, Alberta


Listing ID:
34982


MLS ID:
A2303828

\$425,000



 **LYLE MAGNUSON**
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 Magnuson Realty Ltd
 403-485-6901

 103 Centre Street , Vulcan , Alberta T0L 2B0

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning C-1	Subdivision NONE	Building Type Street Level Storefront
Year Built 1980	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 7000AG	Building Area (Sq. Ft.) 6300.00
Building Area (Sq. M.) 585.28	Roof Flat Torch Membrane	Heating Natural Gas
Inclusions Shelving	Restrictions None Known	Reports Title

Here's your chance to own a well-established retail business in the vibrant downtown core of Vulcan, Alberta. This independently operated "dollar store"-style business offers a wide variety of everyday essentials and specialty items, making it a go-to destination for locals and visitors alike. The sale includes both the building and the business, providing a true turnkey opportunity for an entrepreneur looking to step into an existing operation. Inventory is in addition to the purchase price. The building, constructed in 1980, offers approximately 6,300 square feet of retail and storage space (60' x 105'). The roof has been updated with torch-on membrane, offering added durability and peace of mind. Inside, the space is well laid out with a large retail area, rear storage, and two staff washrooms. The business currently features a diverse product mix including craft supplies, clothing, toys, balloons, office supplies, candy, and more—appealing to a broad customer base. Located along Centre Street, the property benefits from excellent visibility and steady foot traffic. There is convenient street parking out front, along with a paved parking lot at the rear for customers and staff. Whether you're looking to expand your portfolio or step into small-town business ownership, this is a fantastic opportunity in a supportive community. For more information or to schedule a viewing, please contact your REALTOR®.

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