

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.

## 5005 ROYAL STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Coronation, Alberta



**Listing ID:**  
35117

**MLS ID:**  
A2307933

**\$90,000**



 **BASIL NICHOLS**  
 (403) 323-0365

 Sutton Landmark Realty  
 403-323-0365

 5005 Royal Street , Coronation , Alberta t0c1c0

<b>Transaction Type</b> For Sale	<b>Zoning</b> C1	<b>Subdivision</b> NONE
<b>Building Type</b> Commercial Mix	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 8149AH	<b>Building Area (Sq. Ft.)</b> 1650.00
<b>Building Area (Sq. M.)</b> 153.29	<b>Lot Size (Sq. Ft.)</b> 5750	<b>Lot Size (Acres)</b> 0.13
<b>Construction Type</b> Vinyl Siding,Wood Frame	<b>Roof</b> Asphalt Shingle	<b>Electric</b> 100 Amp Service
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Welcome to the Town of Coronation, 1650 sq ft building( formerly was the Masonic Hall) sitting on a 50x115 lot on Royal St. This air conditioned commercial building comes with recent renos like vinyl siding and rooms for offices that have free standing walls. . On the main floor there is a reception area, then 4 offices, a photocopy and postage room, a room with the communication hub, file storage and access to the downstairs. There is also plenty of storage in the basement with loads of shelving. A three piece bathroom, a small kitchen room and more storage has been made for the benefit of the workers upstairs. This property maybe used for various types of businesses, like removing all the walls and having an open concept for your enjoyment or make into a residence with the proper zoning change. This one has endless possibilities so let your imagination run wild.

**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.