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208 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Oyen, Alberta



Listing ID:
35573


MLS ID:
A2315621

\$49,000



 **SAM SHENOUDA**
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 208 Main Street , Oyen , Alberta T0J 2J0

Transaction Type For Sale	Days On Market 1	Zoning C2
Subdivision NONE	Building Type Free-Standing,Retail,Street Level Storefront	Year Built 1972
Structure Type Retail	Property Type Commercial	Property Sub Type Business
Legal Plan 4490AR	Building Area (Sq. Ft.) 2333.00	Building Area (Sq. M.) 216.74
Construction Type Composite Siding,Concrete	Roof Asphalt Shingle	Foundation Poured Concrete
Heating Forced Air,Natural Gas	Inclusions N/A	Restrictions None Known
Reports Title		

Prime opportunity to own a commercial property in the heart of Oyen's downtown core. Located on Main Street, this highly visible property offers excellent exposure and accessibility, making it ideal for a wide range of business or investment uses. The building features a functional layout with flexible space that can accommodate retail, office, or service-based operations. Large front-facing windows provide great natural light and strong street presence, perfect for showcasing a business. The property benefits from convenient customer parking and steady local traffic. This is a fantastic opportunity for entrepreneurs looking to establish or expand their business in a central location, or for investors seeking an affordable commercial asset with potential for income generation and future value growth. Oyen serves as a key service hub for the surrounding agricultural region, providing steady demand for essential businesses and services. Easy access to Highway 9 further enhances connectivity and convenience.

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