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258 24 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Fort Macleod, Alberta



Listing ID:
16104


MLS ID:
A2014889

\$320,000



 **RHONDA BOREEN**
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 **CIR REALTY**
 403-291-4440

 258 24 Street , Fort Macleod , Alberta T0L 0Z0

Transaction Type For Sale	Title Fee Simple	Days On Market 512
Year Built 1910	Lot Size (Acres) 0.05	Zoning Commercial General-Histor
Subdivision NONE	Structure Type Multi Unit	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 92B	Building Area (Sq. Ft.) 1604.00
Building Area (Sq. M.) 149.02	Lot Size (Sq. Ft.) 1980	Access to Property Back Alley Access,Paved Lane,Public
Inclusions fridge, hood fan, stove in upper suite	Restrictions Call Lister	Reports None
Heating Forced Air,Natural Gas,Space Heater		

Own a piece of history!! Welcome to 258 24 Street: a two-storey, mixed-use commercial/residential building located within Fort Macleod's renowned Provincial Historic Area. Constructed by developer Augustus T Leather in 1910, this iconic building originally housed the Macleod Meat Market, with Scougall's real estate offices located above. While the building has served many uses over the last 112 years, it is revered locally as "The Main Street Office," due to the important role it played as headquarters for the town's heritage restoration program in the 1980s and early 90s. This quintessentially Edwardian building is identifiable by its striking sandstone facade, complete with a huge, arched window spanning the front of the entire second floor apartment. Original red brick construction is visible from both sides, complete with a "ghost sign" from the building's original tenant in 1910. With separate, recessed entryways, the commercial and residential areas are completely independent. A large commercial space is located on the main level, with several offices and large street facing windows. The basement is mostly finished and wide open for storage, currently used by the commercial tenants. The upper floor houses a residential suite boasting a very large living room and those beautifully arched windows, with views to the north across the Old Man River. A great addition to your rental portfolio. This classic structure in a vibrant and evolving Southern Alberta destination location is ready and waiting for you to live upstairs and operate your business on the main level. Call your favorite Realtor to have a look today!

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