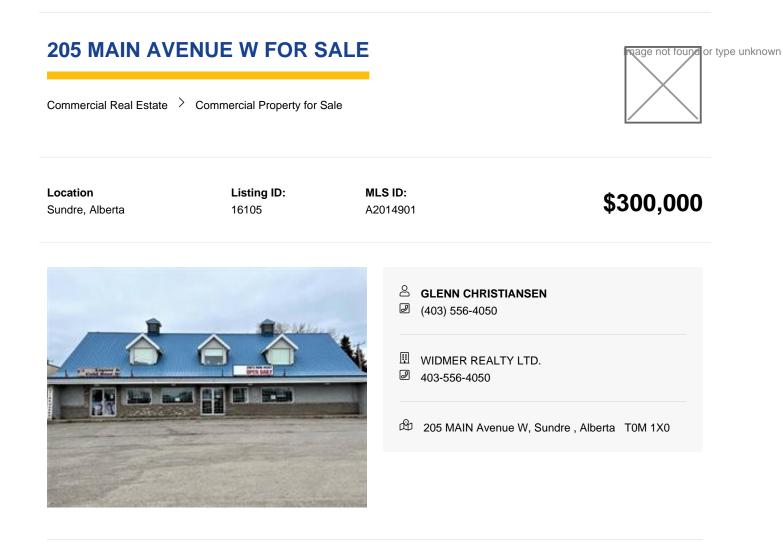


**Generated:** May 2, 2024, 17:33:28

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Transaction Type	Title	Days On Market
For Sale	Fee Simple	511
Year Built	Lot Size (Acres)	Zoning
1960	0.34	C-1
Subdivision NONE	<b>Building Type</b> Free-Standing,Mixed Use,Office Building,Retail,Street Level Storefront	<b>Structure Type</b> Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	2574JK
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
4357.00	404.78	14810
Construction Type	Roof	Foundation
Stucco,Wood Frame	Metal	Poured Concrete
Access to Property Accessible to Major Traffic Route,Front and Rear Drive access,Direct Access,On Major Traffic Route,Visual Exposure	<b>Inclusions</b> N/A	<b>Restrictions</b> Easement Registered On Title
Reports	Heating	

Prime Commercial Property with upper floor residence, on a main thoroughfare in the thriving town of Sundre, located approximately 100 km from Calgary and Red Deer. Main street of Sundre, a gateway to the recreational areas of the Rocky Mountains, just west of Centre Street is the 1 1/2 Storey building once known as Zims Mini Mart with a residence upstairs. Property main floor consists of 3165 sq. ft. with a combination of retail space and great storage. Property has ample parking. The residence with 1192 sq. ft. +/- of interior space on the second floor, is accessible from stairs at the rear of the building plus an unheated attached garage for the residence. The suite features one bedroom, office/laundry room, living room, kitchen & bathroom. The garage roof features a patio deck with metal railings accessed from the second floor suite. Note: This is a judicial listing. Plenty of opportunity with this property.

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