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205 MAIN AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Sundre, Alberta



Listing ID:
16105


MLS ID:
A2014901

\$300,000



 **GLENN CHRISTIANSEN**
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 205 MAIN Avenue W, Sundre , Alberta T0M 1X0

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

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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