

**1 & 2 combined, 204 Centre Street N
Sundre, Alberta**

MLS # A2229853



\$897,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 5,335 sq.ft.
Zoning: C-1

Heating:	-	Addl. Cost:	-
Floors:	Concrete	Based on Year:	-
Roof:	-	Utilities:	Cable, Sewer, Water
Exterior:	Brick, Concrete, See Remarks, Stucco	Parking:	-
Water:	Public	Lot Size:	0.22 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	Negotiable		

Don't miss this investment opportunity! Located in busy downtown Sundre, this solid 5334.76 sq ft, cinder brick reinforced with rebar building offers a number of possible opportunities for the business owner or investor. The current owner has an established business in the entire building and is willing to lease back either the entire building or downsize their business into half of the building. This offers an opportunity either to establish a business in half the building (approximately 2650 sq ft) and have income from the other bay, or lease back the entire building to earn a respectable return on your investment. The growing town of Sundre receives thousands of visitors a year (primarily in summer) and is a terrific opportunity for any business. Start the next chapter for your business or launch a new investment, in this prime location, by calling your commercial Realtor® or the listing agent to arrange a viewing appointment today. Do not disturb the current business, owner or employees, with inquiries. Viewings are to be by appointment only.