

**209 2 Avenue W  
Hanna, Alberta**

**MLS # A2232073**

**\$185,000**



**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,543 sq.ft.

**Zoning:** C1

**Heating:** Overhead Heater(s), Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Certain furniture will be included or is negotiable.

Prime retail opportunity located in the heart of downtown Hanna, Alberta. This well-maintained single-storey commercial building offers a total of 3,543 square feet of space and is divided into two separate units, each with its own entrance and dedicated forced air furnace. One unit, approximately 1,250 square feet, is currently vacant—providing a great opportunity for an owner-user or to lease out for additional income. The other unit is tenant occupied by a long-established shoe store, offering immediate revenue potential for investors. The cinder block building is situated on a poured concrete foundation, with a crawl space for access below grade, but no basement, and features a durable metal roof. Zoned C1, this property is ideal for a variety of retail and service-based businesses. Located on a high-visibility street in downtown Hanna, the property benefits from strong foot traffic and convenient customer access. Whether you're looking to expand your business, invest in income-producing real estate, or establish a presence in a welcoming Alberta community, this property offers both flexibility and value.