

**807 The Broadway Street  
Standard, Alberta**
**MLS # A2268886**

# \$69,900


**Division:** NONE

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 522 sq.ft.

**Zoning:** CB

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt, Metal

**Utilities:** -

**Exterior:** Stucco

**Parking:** -

**Water:** -

**Lot Size:** 0.08 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Fridge, Stove Electric, Washer, Dryer(sold as is), Storage shed

The Building is a quaint 522 sq ft on "The Broadway Street" in the heart of downtown Standard Alberta. The zoning on this property is Central Business. The age of the building is unknown and this property is being sold in "As is, Where is Condition" The front room is spacious with a good sized window. There is a small central den. The kitchen area offers stainless steel fridge and stove, and some kitchen cabinets, 3 piece bathroom and a separate laundry room with washer and dryer. . The building is sitting on a lot that is 25' wide x 132' deep. The basement is a crawl space that houses the natural gas furnace and water heater. Many of the windows have been upgraded to vinyl, freshly painted and the flooring is vinyl plank. The exterior of the home is stucco. The roof is a unique metal and asphalt combination. There is a back lane for easy access to the back yard, a shed and plenty of room to park your vehicles. It would also be idea for an art studio, hair salon, nail salon or a small office space. Bring your dreams and ideas and let them grow make this little place your own at an affordable price.