

**227 6 Street
Beiseker, Alberta**

MLS # A2275598



\$196,400

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: CBD

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Washer / Dryer

High-visibility 1,200 sq ft commercial bay with 8' ceilings (plus mezzanine), bright storefront windows, and a functional layout featuring a front reception area, 3 dedicated rooms, 2 washrooms (public + staff), and in-suite washer/dryer—ideal for an owner-operator or investor looking for flexible main-street uses such as childcare/daycare, medical clinic/wellness, dental, professional office, retail, personal services, nail / hair salon studio, or a small food concept. Previously operated as a medical space (chiro/massage/acupuncture), the space also offers a rare value-add fenced outdoor yard area, which could be adapted for secure outdoor use depending on the operator's needs, plus parking/access at both the front and rear. Positioned on one of Beiseker's primary commercial corridors and surrounded by everyday anchors including Beiseker Fresh Market, Beiseker Pharmacy, Canada Post, Beiseker Registry, the Bottle Depot etc. This is a strong ownership opportunity in the C-CBD (Central Business District) with excellent visibility and small-town demand.