

**101 Main Street
Delia, Alberta****MLS # A2169642****\$75,000**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,347 sq.ft.
Zoning:	C-2

Heating: Forced Air, Natural Gas**Floors:** -**Roof:** Asphalt Shingle**Exterior:** Vinyl Siding, Wood Frame**Water:** Public**Sewer:** Holding Tank, Private Sewer**Inclusions:** Cooler, shelving, counter**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** 0.27 Acre**Lot Feat:** Back Lane, Corner Lot, Street Lighting

This Commercial Building located on Main Street Delia, built in 2018, 56 x 24 sq ft, laminate flooring throughout, nice wall paneling, western decor, that gives it a County Fee!. The building is designed to have two separate business locations with a shared bathroom. The front of the building offers main street visibility, ramp for easy access into the building, retail space 28x22, counter/ work desk, ceiling hangers, barn door and 9x12 storage space. There is a side access to the 2nd business space 15 x22 that offers great view of Handhills and street parking. This property is situated on a corner lot 30x 130. Plus, 2 other lots, 30 x 130 that can be subdivided. This building is placed on metal pilings therefore is moveable. This Property has Endless of Possibilities, for retail space, office space, leasing or moving the building to another location, subdividing the lots or Just your Dream of having your Own Business.