



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**114 Centre Street N
Sundre, Alberta**

MLS # A2220882



\$565,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	Storage
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,076 sq.ft.
Zoning:	Commercial-non-residentia

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat, Tar/Gravel	Utilities:	-
Exterior:	Brick, Concrete, Mixed	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Freezer, Office Furniture and equipment, B/I Vacuum and Attachments, Material handling equipment		

Investor Alert! Mailbox Income in the downtown location that houses a Florist in the front and 30 indoor heated storage units with a Sound return of 6.6% CAP. Rate that can be increased substantially over time. Absentee Management but there is a private office available to the owner. High Security Monitoring System in place sends notification when building is entered and provides CCV recording.. Buyer must accept all existing Tenancies until 08/31/2026 Call for private tour.