



**GRASSROOTS**  
REALTY GROUP

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**305 Main Avenue W  
Sundre, Alberta**

**MLS # A2228293**



**\$425,000**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,656 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.17 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

ANOTHER \$50,000 reduction in price!!! \$175,000 down from original list! This extensively renovated and upgraded property(\$250,000 in renos) is like something you'd find in downtown Calgary. Not only is the building a classy, welcoming space, the location is second to none! This approved cannabis store location is ready and waiting for its new owner. Could it be what you've been looking for? Located right on the main drag through Sundre, you'd be hard pressed to find a better spot for your new cannabis store, hair/nail salon, high end spa, novelty shop or??? The possibilities are endless. Quality, class, location and exposure.....all the ingredients needed for your new, successful business. Call your favorite REALTOR and make an appointment to come see this awesome building!