



**GRASSROOTS**  
REALTY GROUP

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

**1 & 2 combined, 204 Centre Street N  
Sundre, Alberta**

**MLS # A2229853**



**\$850,000**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,335 sq.ft.

**Zoning:** C-1

**Heating:** -

**Addl. Cost:** -

**Floors:** Concrete

**Based on Year:** -

**Roof:** -

**Utilities:** Cable, Sewer, Water

**Exterior:** Brick, Concrete, See Remarks, Stucco

**Parking:** -

**Water:** Public

**Lot Size:** 0.22 Acre

**Sewer:** -

**Lot Feat:** Back Lane, Low Maintenance Landscape, Private

**Inclusions:** Negotiable

"Outstanding investment opportunity in the heart of downtown Sundre! This solid 5,334 sq ft fireproof cinder brick building, reinforced with rebar, offers the potential for additional floors and multiple business configurations. Featuring two receiving doors and ample rear lot space for deliveries, the property is highly functional for a variety of uses. The current owner is open to relocating, leasing back the entire building, or downsizing to half—creating flexible options for investors or owner-operators. Establish your business in approximately 2,650 sq ft while generating income from the other bay, or lease back the full building for a strong return. With Sundre's growing population and thousands of seasonal visitors, this prime location is ideal for long-term success. Viewings by appointment only through your commercial Realtor®; or the listing agent. Do not approach staff for any info."