



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

**MLS # A2229853**



**\$675,000**

<b>Division:</b>	NONE	<b>Addl. Cost:</b>	-
<b>Type:</b>	Retail	<b>Based on Year:</b>	-
<b>Bus. Type:</b>	-	<b>Utilities:</b>	Cable, Sewer, Water
<b>Sale/Lease:</b>	For Sale	<b>Parking:</b>	-
<b>Bldg. Name:</b>	-	<b>Lot Size:</b>	0.22 Acre
<b>Bus. Name:</b>	-	<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Private
<b>Size:</b>	5,335 sq.ft.		
<b>Zoning:</b>	C-1		
<b>Heating:</b>	-		
<b>Floors:</b>	Concrete		
<b>Roof:</b>	Other		
<b>Exterior:</b>	Brick, Concrete, See Remarks, Stucco		
<b>Water:</b>	Public		
<b>Sewer:</b>	-		
<b>Inclusions:</b>	Negotiable		

Motivated seller is offering this well-constructed, fire-resistant cinder brick building comprises approximately 5,334 sq ft of above-grade space and offers a combination of durable construction, functional layout, and future adaptability. The building was originally configured to support two independent commercial units, providing immediate optionality for multi-tenant leasing or strategic reconfiguration. The asset features two rear receiving doors and rear yard access suitable for deliveries and service, enhancing usability across a range of commercial tenant profiles. The current owner is prepared to lease back all or a portion of the building, offering the opportunity for immediate stabilized income with longer-term upside through leasing optimization or space reconfiguration. An owner-operator may occupy approximately half the premises while generating income from the balance, or secure a full lease-back to anchor returns from day one. Located on Sundre’s primary commercial corridor, the property benefits from consistent local demand, established surrounding businesses, and seasonal population inflow. This is a low-vacancy risk asset with multiple execution paths, suitable for investors seeking predictable income today with clear value-add opportunities over time. While the list price is for the building and land with a lease back of 7%+ cap rate, the seller will consider any scenarios or requests, including the sale of the business, etc. Private viewings by appointment only. Please do not approach staff.