



GRASSROOTS
REALTY GROUP

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

MLS # A2229853



\$897,000

Division: NONE
Type: Mixed Use
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: | - |
| Inclusions: | Negotiable | | |

Located in busy downtown Sundre, this solid 5334.76 sq ft, cinder brick reinforced with rebar building offers a number of possible opportunities for the business owner or investor. For the investor, this building can potentially earn a 6+% Cap Rate (may vary). The growing town of Sundre receives thousands of visitors a year (primarily in summer) and represents a terrific opportunity for any business. You can locate your retail or service business in the whole space, or easily re-establish the previous dividing walls into two bays and rent the other one out. Start the next chapter for your business or launch a new investment, in this prime location, by calling your commercial Realtor® or the listing agent to arrange a viewing appointment today. Do not disturb the current business, owner or employees, with inquiries. Viewings are to be by appointment only.