



GRASSROOTS
REALTY GROUP

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**114 Centre Street N
Sundre, Alberta**

MLS # A2236276



\$565,000

Division: NONE

Type: Retail

Bus. Type: Storage

Sale/Lease: For Sale

Bldg. Name: Mama and Papa's Storage

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Size: 5,129 sq.ft.

Zoning: C-1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.17 Acre

Lot Feat: -

Inclusions: Freezer, Security System, Office Furniture, B/I Vacuum and Attachments, Material Handling Equipment

Investor Alert! Mailbox income in the downtown core of Sundre that houses a Florist and 30 Indoor Temperature Regulated Storage Units that are fully rented. This generates a nearly 7% cap. rate that can be increased over time. Absentee Management is a real plus but there is an office that is available to the owner. The High Security Monitoring System sends a notification when the storage area of the building is accessed and provides CCTV recording. Buyer must accept all tenancies until 08/31/2026 but is available for quick possession to the right buyer. Call for a private tour.