



**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
Bus. Name:	Mama and Papa's Storage
Size:	5,129 sq.ft.
Zoning:	C-1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

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

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.17 Acre

Lot Feat: -

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.