



**GRASSROOTS**  
REALTY GROUP

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**2138 213 Street  
Bellevue, Alberta**

**MLS # A2252858**



**\$595,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,932 sq.ft.
<b>Zoning:</b>	IC

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	Flat
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	Fridge, stove

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Located on 4 lots offering endless possibilities on newly developed main street in Bellevue! Interior has been completely renovated. From the freshly drywalled surfaces, newly wired electrical including ceiling fixtures and lighting, down to the copper stained concrete epoxy flooring...this offers abundant space with many potential uses! The rear of the building has two exterior doors for easy accessibility plus a full bathroom, spacious kitchen area, and roomy space for a bedroom(s). The front of the building has a shared laundry area and another 2 piece bathroom for public use. Plenty of parking at the front and at the side of the property. Originally a government constructed building, this offers many uses with its updated functional floorplan. Call your agent to view this great property!