



**215 Main Street
Cardston, Alberta**

MLS # A2300836



\$75,000

Division:	NONE
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,040 sq.ft.
Zoning:	C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat Torch Membrane

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Main Street opportunity in the heart of Cardston. This affordable commercial building offers exceptional visibility and steady foot traffic—an ideal spot for a new business, professional office, retail shop, or a wide range of other uses. The main floor has been home to a long standing accounting office, offering a solid starting point for a variety of commercial uses. The upper level provides additional square footage with the potential to be developed into a residential apartment or expanded office space, creating a valuable live work setup or an extra income stream. With its flexible zoning, strong location, and budget friendly price point, this property is a smart investment for entrepreneurs, investors, or anyone looking to establish a presence within Cardston’s active business area.