



**5208 1 Street**  
**Coalhurst, Alberta**

**MLS # A2142086**



**\$825,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Storage
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,651 sq.ft.
<b>Zoning:</b>	BI

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.46 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Fridge x2, Stove x2, Washer x2, Dryer x2, Dishwasher		

Discover a unique opportunity with this versatile property, perfect for those seeking a revenue-generating investment or a combined business and living space. Originally a firehall, the building has been thoughtfully converted into two charming residential suites and a spacious storage bay. The ground floor suite features a cozy one-bedroom layout, complete with a welcoming kitchen, dining, and living area, a bathroom with a shower, and in-suite laundry. The upstairs loft-style suite offers a stylish two-bedroom design with an open-concept living room, kitchen, and dining area, complemented by a full bathroom and in-suite laundry. Additionally, the property boasts a storage bay with two overhead doors and a convenient 3-piece bathroom. The storage units known as "Alltimate Storage" are also included in this sale. This property presents a unique blend of historic charm and modern functionality, making it an excellent choice for a variety of uses.