



**GRASSROOTS**  
REALTY GROUP

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**2010 20 Street  
Coaldale, Alberta**

**MLS # A2190475**



**\$549,000**

**Division:** NONE

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,614 sq.ft.

**Zoning:** R1A

**Heating:** Central, Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** Composite Siding, Mixed

**Water:** -

**Sewer:** -

**Inclusions:** as is

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.00 Acre

**Lot Feat:** -

What an opportunity to own this property and open a day care! Seller has a development permit in place for a 64 child daycare! Why lease when you can own. Sellers are licensed Realtors in the province of Alberta. There is no RPR or compliance but the seller will provide title insurance.