



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**128 Main Street
Barons, Alberta**

MLS # A2203077



\$210,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,967 sq.ft.
Zoning:	COMMERCIAL CO

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Fridge, Stove, Washer, Dryer, Microwave, Dishwasher, Metal Shelving, Till, Printer, Fax Machine, Open Sign, Two Bar Stools, White Liquor Shelf

Welcome to the Barons General Store, this long standing local institution built in 1909 is ready for a new owner! With retail space below and a cozy home above, this space is perfect for anyone looking to start their own business or expand their existing portfolio. The street-level retail space features just over 1000 square feet on store floor at the front and 1100 square feet of space in the back divided over two rooms. Textured ceilings, large updated windows, and plenty of amazing inclusions make this space welcoming for customers and ideal for new and experienced business owners alike. Storage space, a utility room, and a washroom are centrally located. A nearby hallway leads to the renovated residential unit above, which includes an open living room and kitchen, three bedrooms, and a four-piece bath. Outside, you'll find a fenced side yard with a firepit, covered seating area, and access to the upper level, perfect for entertaining friends. If a commercial space with a home above sounds like the place you've been waiting for, give your REALTOR[®] a call and book a showing today!