



**GRASSROOTS**  
REALTY GROUP

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**23 Railway Avenue N  
Marwayne, Alberta**

**MLS # A2211615**



**\$9 per sq.ft.**

**Division:** Marwayne

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,417 sq.ft.

**Zoning:** Commercial

**Heating:** Floor Furnace

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 0.23 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Look at this exceptional opportunity for anyone wishing to strike out on their own and become their own boss!! This 1417 square foot commercial building in Marwayne is ready for a new operator to lease. Multi-use space which can be bought and revamped to an entirely different use- retail, office among many uses, or utilize the space the way it is currently set up and take over the Marwayne and district hair salon business. Improvements completed over the years including a new furnace in 2012, hot water tank in 2017 and shingles in 2020.... There is nothing that needs to be done in this space- this property is extremely well maintained and ready to go. This building is also for sale under MLS A2211715.