

# \$9 - 23 Railway Avenue N, Marwayne

MLS® #A2211615

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.23 Acres

Marwayne, Marwayne, Alberta

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.

Built in 1985

## Essential Information

MLS® #	A2211615
Price	\$9
Bathrooms	0.00
Acres	0.23
Year Built	1985
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address 23 Railway Avenue N



Subdivision	Marwayne
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

### **Amenities**

Parking Spaces	5
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### **Interior**

Heating	Floor Furnace
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### **Exterior**

Construction	Wood Frame
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### **Additional Information**

Date Listed	April 14th, 2025
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Days on Market	135
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Zoning	Commercial
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### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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