## \$897,000 - 1 & 2 Combined, 204 Centre Street N, Sundre

MLS® #A2229853

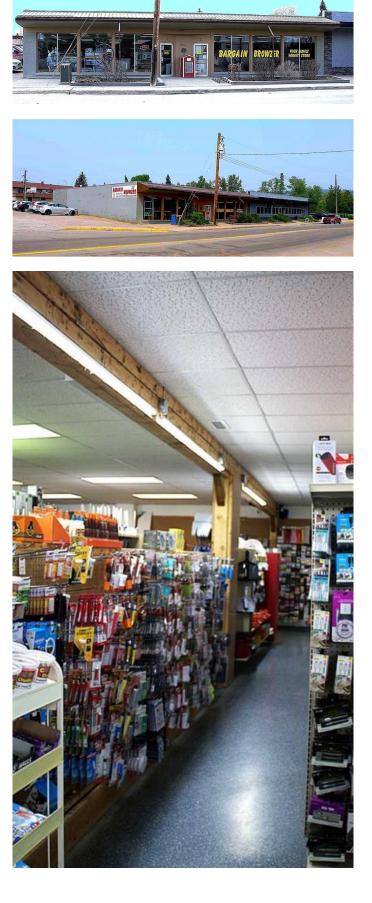
## \$897,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.22 Acres

NONE, Sundre, Alberta

Located in busy downtown Sundre, this solid 5334.76 sq ft, cinder brick reinforced with rebar building offers a number of possible opportunities for the business owner or investor. For the investor, this building can potentially earn a 6+% Cap Rate (may vary). The growing town of Sundre receives thousands of visitors a year (primarily in summer) and represents a terrific opportunity for any business.

You can locate your retail or service business in the whole space, or easily re-establish the previous dividing walls into two bays and rent the other one out. Start the next chapter for your business or launch a new investment, in this prime location, by calling your commercial Realtor® or the listing agent to arrange a viewing appointment today. Do not disturb the current business, owner or employees, with inquiries. Viewings are to be by appointment only.



Built in 1961

## **Essential Information**

MLS® #	A2229853
Price	\$897,000
Bathrooms	0.00
Acres	0.22
Year Built	1961
Туре	Commercial
Sub-Type	Mixed Use

Status	Active
Community Information	
Address	1 & 2 Combined, 204 Centre Street N
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	TOM 1X0
Amenities	
Amenities Utilities	Cable Available, Sewer Available, Water Available
	Cable Available, Sewer Available, Water Available
Utilities	Cable Available, Sewer Available, Water Available Brick, Concrete, Stucco, See Remarks
Utilities Exterior	Brick, Concrete, Stucco, See Remarks
Utilities Exterior Construction	Brick, Concrete, Stucco, See Remarks

## **Listing Details**

Listing Office First Place Realty

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