

# \$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
Type	Commercial
Sub-Type	Mixed Use



Status	Active
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## Community Information

Address	1 & 2 Combined, 204 Centre Street N
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

## Amenities

Utilities	Cable Available, Sewer Available, Water Available
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## Exterior

Construction	Brick, Concrete, Stucco, See Remarks
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## Additional Information

Date Listed	July 5th, 2025
Zoning	C-1

## Listing Details

Listing Office	First Place Realty
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