

F O R S A L E

116 CENTRE STREET NORTH
SUNDRE, ALBERTA



2,864 SQ. FT. STAND ALONE RETAIL/FLEX BLDG.

Highlights...

- ✓ Excellent High Traffic location just off Major East/West corridor Cowboy Trail
- ✓ Stand alone fully developed building
- ✓ Excellent Street parking and large rear parking/loading/storage area
- ✓ Flexible zoning allows for many uses
- ✓ Owner user or Investment opportunity

CENTURY 21 Bamber Realty Ltd.

Paul Loutitt

1612 – 17 Avenue S.W.

Calgary, Alberta, Canada T2T 0E3

www.calgarycommercialrealty.com Office/Pager: (403) 245-0773

Cellular: (403) 861-5232 Fax: (403) 235-5164 E-Mail: ploutitt@shaw.ca

Retail, Industrial, Investment Sales & Leasing

F O R S A L E

ADDRESS: 116 Centre Street North Sundre, Alberta

LEGAL DESCRIPTION: Plan 81347GF Block 1, Lot 16

ZONING: C-1 Central Commercial Corridor Land Use Bylaw 2018-10

YEAR BUILT: 1984

PROPERTY TAXES: 2023 \$4,760.90 per annum

SITE SIZE: 545.74 m² / 5,874 sq. ft., 42' X 140'

BLDG SIZE: 2,864 sq. ft., Approx. 42' wide x 68', 49% site coverage

DESCRIPTION: Fully developed retail / flex single story stand alone building with 42' wide x 70' rear yard off alley.

CEILING HEIGHT: 9'8" to underside of suspended ceiling

ELECTRICAL: 150 amp, 120/240 volt, 1 phase 3 wire. TBV

LOADING: Double 36" rear man door

PARKING: Ample rear on site and street

MECHANICAL: On demand gas fired boiler, radiant heat, in floor and storefront radiator washroom and kitchenette

PRICE: \$325,000 / \$ 113.47 per sq. ft.

COMMENTS: Owner user or investment opportunity offered for sale. Central location with good exposure on Centre Street North just off Cowboy Trail. Flexible space and zoning could accommodate many uses.



NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

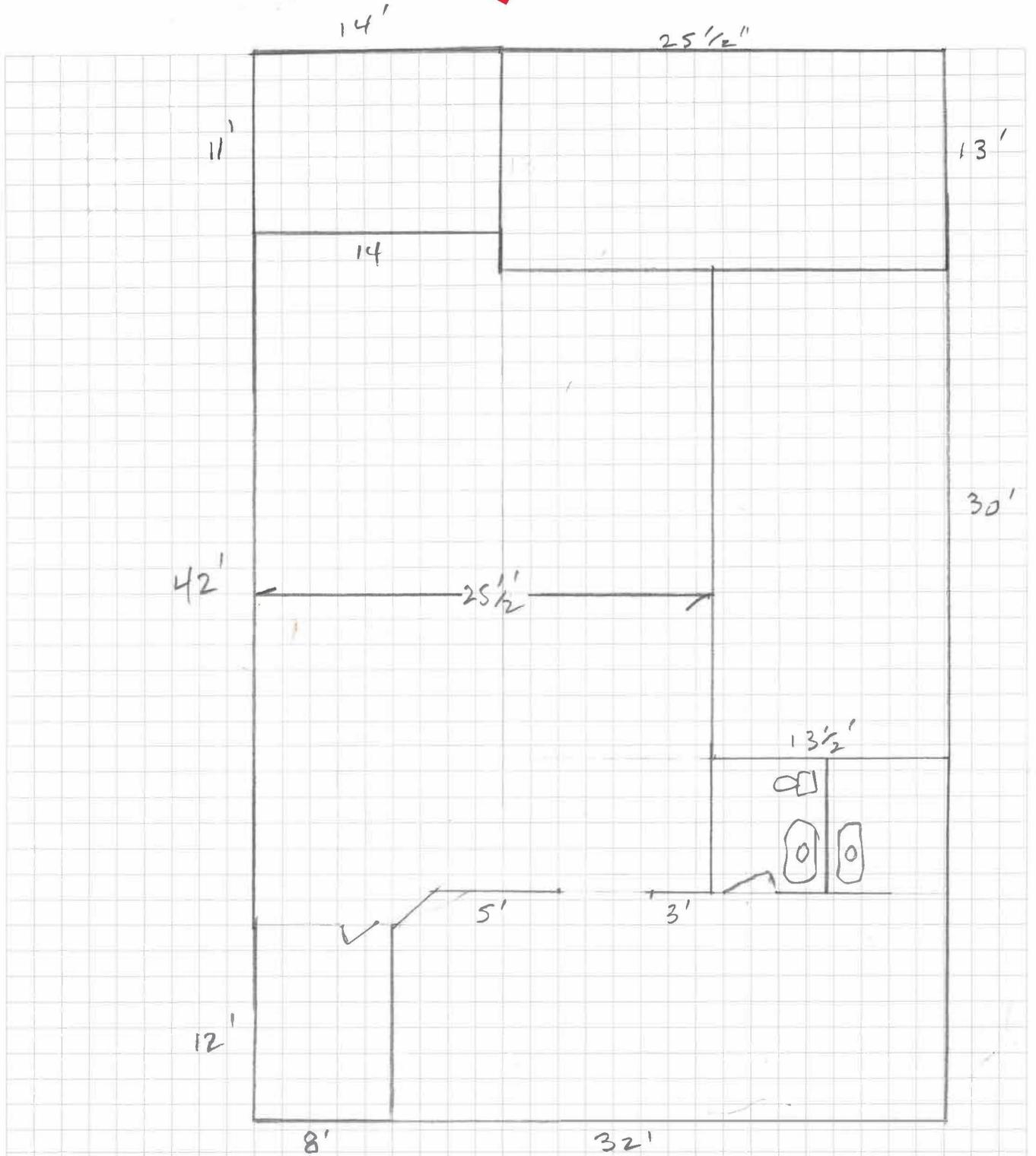
F O R S A L E



F O R S A L E



F O R S A L E



Rear Loading & Parking

F O R S A L E

