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4913 2 STREET W FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Claresholm, Alberta



Listing ID:
23088


MLS ID:
A2090740

\$849,900



 **SIMON D. HUNT**
 (403) 293-0363

 RE/MAX HOUSE OF REAL ESTATE
 403-287-3880

 4913 2 Street W, Claresholm , Alberta T0L 0T0

Transaction Type For Sale	Title Fee Simple	Days On Market 286
Zoning C1	Subdivision NONE	Building Type Commercial Mix,Condo Complex,Low Rise (2-4 stories),Mixed Use,Retail,Street Level Storefront,Walk-up
Year Built 1972	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 147N	Building Area (Sq. Ft.) 9504.80
Building Area (Sq. M.) 883.02	Lot Size (Sq. Ft.) 7793	Lot Size (Acres) 0.18
Construction Type Brick,Composite Siding,Stucco,Vinyl Siding,Wood Frame	Roof Tar/Gravel	Foundation Poured Concrete
Cooling None	Heating Forced Air,Natural Gas	Lot Features Back Lane,Backs on to Park/Green Space,City Lot,Low Maintenance Landscape,Interior Lot,Level,Paved
Commercial Amenities Laundry Facility,Parking-Extra,Paved Yard,Storage,Storefront	Access to Property Direct Access,Paved Road,Public	Inclusions Washer, Dryer, Electric Stove X 4, Refrigerator X 4, Hoof fan X 4, Dishwasher, All window coverings, 7 ceiling fans, 1 A/C unit
Restrictions None Known	Reports Floor Plans,RPR,Title	

Here is the OPPORTUNITY you've been WAITING FOR - a CHANCE to make BIG BUCKS in RENTAL INCOME in this CUTE Mixed-Use BUILDING!!! BOMA Measurements calculate over 9334 sq ft of SPACE to RENT over 6 units, with a mix of RETAIL + residential spaces! 8 PARKING STALLS on-site, plus STREET PARKING all around too. The MAIN FLOOR has 2 retail spaces, CURRENTLY occupied by a SALON on one side + a PAPER/PRINTING company on the OTHER. Both have GREAT floor plans to FACILITATE their BUSINESS, + the Salon has one Half Bath, + the Printing company has TWO half baths. UPSTAIRS you will find 4 RESIDENTIAL UNITS: one 3 Bedroom unit which has been EXTENSIVELY renovated, + three 1 Bedroom units! The 3 Bed unit has LOVELY Flooring, a Living room w/TASTEFUL Corner Fireplace, MASSIVE Covered Deck incl/PRIVACY glass paneling, Dining room + adjoining FULL Kitchen w/SKYLIGHT, large 4 pc Main bath, + the Master bed has a 3 pc En-suite. The OTHER units all have LOW-MAINTENANCE vinyl plank Flooring, NEW CUPBOARDS + WINDOWS, 4 pc Bath, + full Kitchen w/electric Stove, Fridge, + Hood fan. A SUPERB Location backs to PARK/Field w/PLAYGROUND. It DOESN'T GET much BETTER than THIS!!!

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