

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 215 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Cardston, Alberta



**Listing ID:**  
34809


**MLS ID:**  
A2300836

**\$75,000**



 **TOBIN WOOD**  
 (403) 332-1924

 SUTTON GROUP - LETHBRIDGE  
 403-320-6411

 215 Main Street , Cardston , Alberta T0K 0K0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 6	<b>Zoning</b> C1
<b>Subdivision</b> NONE	<b>Year Built</b> 1910	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1793 E
<b>Building Area (Sq. Ft.)</b> 1040.00	<b>Building Area (Sq. M.)</b> 96.62	<b>Roof</b> Flat Torch Membrane
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> Title

Main Street opportunity in the heart of Cardston. This affordable commercial building offers exceptional visibility and steady foot traffic—an ideal spot for a new business, professional office, retail shop, or a wide range of other uses. The main floor has been home to a long standing accounting office, offering a solid starting point for a variety of commercial uses. The upper level provides additional square footage with the potential to be developed into a residential apartment or expanded office space, creating a valuable live work setup or an extra income stream. With its flexible zoning, strong location, and budget friendly price point, this property is a smart investment for entrepreneurs, investors, or anyone looking to establish a presence within Cardston's active business area.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.