

# \$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

Don't miss this investment opportunity! Located in busy downtown Sundre, this solid 5334.76 sq ft, fireproof cinder brick reinforced with rebar building offers a number of possible opportunities for the business owner or investor. The current owner has an established business in the entire building and is willing to, relocate, lease back either the entire building or downsize their business into half of the building. This offers an opportunity either to establish a business in half the building (approximately 2650 sq ft) and have income from the other bay, or lease back the entire building to earn a respectable return on your investment. The growing town of Sundre receives thousands of visitors a year (primarily in summer) and is a terrific opportunity for any business. 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

### 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, See Remarks, Stucco
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### Additional Information

Date Listed	July 5th, 2025
Days on Market	51
Zoning	C-1

### Listing Details

Listing Office	First Place Realty
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