

# \$435,000 - 223 6 Street, Beiseker

MLS® #A2253407

**\$435,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.21 Acres

NONE, Beiseker, Alberta

Excellent investment opportunity! This 3-unit commercial building offers both stable rental income and flexible options for an owner-user.

Income Producing: Two units are currently leased to long-term tenants, providing consistent rental revenue.

Versatile Owner-User Space: The third unit features 2 kitchens, 3 bathrooms, a detached heated double-car garage, and private outdoor space—perfect for a business owner looking to occupy while collecting rent from the other units.

Prime Investment: Secure a property with steady cash flow while enjoying future potential for appreciation and tenant diversification.

Whether you're an investor seeking reliable income or an owner-user ready to step into a commercial property with established tenants, this building is a rare opportunity.

Built in 1977

## Essential Information

MLS® #	A2253407
Price	\$435,000
Bathrooms	0.00
Acres	0.21



Year Built	1977
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	223 6 Street
Subdivision	NONE
City	Beiseker
County	Rocky View County
Province	Alberta
Postal Code	T0M 0G0

### Additional Information

Date Listed	September 2nd, 2025
Days on Market	4
Zoning	CBD

### Listing Details

Listing Office	Century 21 Bravo Realty
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