

\$269,900 - 704 Main Avenue W, Sundre

MLS® #A2215481

\$269,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.29 Acres

NONE, Sundre, Alberta

VENDOR IS MOTIVATED!!! ARE YOU
LOOKING FOR A RENTAL THAT WILL
DELIVER A PROFIT.... ARE YOU LOOKING
FOR AN AFFORDABLE FIRST HOME...ARE
YOU LOOKING AT OPENING A BUSINESS...

this might be the perfect place. This
home/business opportunity sits on .30 acres
on Main Avenue W in Sundre . Heading west
through Sundre on the way to west country or
the connector to HWY 22 North is the
PERFECT place for signage to advertise your
new venture. With 6 bedrooms (office rooms)
and 3 bathrooms, its the perfect setup for
whatever you can dream up. Just think how
efficient it would be to live and work at the
same place. 1 mortgage and no travel time.
Whether its an accounting office, nail,
massage or hair salon or perhaps a music
studio (Sundre could use one of those).
Fence the yard and you've got the perfect set
up for a daycare. Or...If you just need a place
to hang your hat at the end of the day, This
property could work as your new home too!
THE POSSIBILITIES ARE ENDLESS. All this
and Prairie Creek out back to dip your toes in
on a hot summers day. Just a little imagination
and you are good to go. SUNDRE is
desperate for rentals so invest in something
that would show a profit for only \$269,900 you
can't go wrong.

Built in 1978

Essential Information



MLS® #	A2215481
Price	\$269,900
Bathrooms	0.00
Acres	0.29
Year Built	1978
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	704 Main Avenue W
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking Spaces	4
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Interior

Heating	Forced Air, Natural Gas
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Exterior

Roof	Asphalt Shingle
Construction	Wood Frame

Additional Information

Date Listed	May 5th, 2025
Days on Market	91
Zoning	C2

Listing Details

Listing Office	CIR Realty
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