

\$790,000 - 101 6 Street Sw, Sundre

MLS® #A2107412

\$790,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.49 Acres

NONE, Sundre, Alberta

Prime Office Space in Sundre, Alberta - Investment Opportunity! Situated on corner of Hwy 27 and 6th street, this 2 story office building features 5,825 sq.ft. of space and presents an excellent investment opportunity for a business looking to own their own space or investors looking to strengthen their commercial real estate portfolio. The layout includes two 1100+ sq.ft. units on the main level, a spacious 2522 sq.ft. unit on the second level, and a 988 sq.ft. common lobby with washroom and a two-person lift. The current tenants, comprising stable and reliable professional service businesses, have escalating leases in place, contributing to a positive financial outlook. The property's strategic location on Hwy 27 ensures maximum visibility, with an average annual daytime traffic count of approximately 18,000 per day. Additionally, its proximity to the downtown core and residential housing makes it highly accessible and appealing to both commercial and local community needs. The paved parking lot, featuring 24 parking spots on three sides of the building, offers convenient access for clients and employees. Positive financials and detailed maintenance records underscore the property's stability and commitment to upkeep. Seize the chance to own a piece of Sundre's growing business landscape.

Built in 2002



Essential Information

MLS® #	A2107412
Price	\$790,000
Sold Price	\$725,000
Bathrooms	0.00
Acres	0.49
Year Built	2002
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	101 6 Street Sw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking Spaces	24
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Interior

Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Slab

Additional Information

Date Listed	February 12th, 2024
Date Sold	March 15th, 2024
Days on Market	32
Zoning	C-2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Vision Realty
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