

# \$660,000 - 54 1 St W Avenue, Magrath

MLS® #A2156382

**\$660,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Magrath, Alberta

It is a money-making property for sale. Nestled amidst the picturesque landscapes of Southern Alberta, Magrath is not just a town; it's a close-knit community with a current population of approximately 2435.

One hour driving to Del Bonita Border and one hour driving to Waterton National Park.

This property is situated on the Magrath main road, corner lot, around the Grocery store, Civic building, and dentist.

The building was built in 1940 and many improvements have been made over the years. There are two buildings on the property, the main building is about 2240 sqft with units 3,4,5 and 6. The second building is about 665 sqft., units 1 and 2, which are called bachelor suites. 6 units in total.

All units were renovated in 2022 including an addition attached to unit #3, 1 new furnace that services units 3,4, 5, and 6, and a new 200-amp main electrical service with 100-amp sub-panels and a 10-year-old flat torch-down roof. Unit 4 has a small basement of about 10'x10' with all the plumbing piping. All tenants wish to stay.

The Current owner used to run the Air BnB business, and it was remarkably successful due to being close to the Waterton National Park, averaging between \$100-\$150/night per unit. The Owner said there were no vacancies over the years. High-demanding place. Call your favorable agent schedule to view

Built in 1940



## Essential Information

|            |              |
|------------|--------------|
| MLS® #     | A2156382     |
| Price      | \$660,000    |
| Sold Price | \$615,000    |
| Bathrooms  | 0.00         |
| Acres      | 0.00         |
| Year Built | 1940         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Sold         |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 54 1 St W Avenue |
| Subdivision | NONE             |
| City        | Magrath          |
| County      | Cardston County  |
| Province    | Alberta          |
| Postal Code | T0K 1J0          |

## Exterior

|      |      |
|------|------|
| Roof | Flat |
|------|------|

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | August 8th, 2024   |
| Date Sold      | October 21st, 2024 |
| Days on Market | 73                 |
| Zoning         | Central Commercial |
| HOA Fees       | 0.00               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Maxwell Devonshire Realty |
|----------------|---------------------------|

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