

# \$865,000 - 138 6 Street Se, Sundre

MLS® #A2167522

**\$865,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.29 Acres

NONE, Sundre, Alberta

\*\*\*Seller would entertain trade of property or assets from a buyer has partial down payment\*\*\*. Welcome to an exceptional industrial property located on the East side of Sundre with easy access to major traffic routes and includes 3 full lots. The heated shop features a reception area and two offices that provides a professional workspace and storage. The main shop has an 18 ft ceiling and 20x16 ft overhead door, and caters to a variety of industrial operations. Equipped with an air compressor, air lines, and additional lighting, the shop ensures optimal efficiency. Situated on three lots, this property offers ample parking, maneuvering space, and potential for expansion. With partial paving and full fencing, it not only looks organized but also provides security for your assets. Adding to its appeal, a 31 by 65 ft cold storage tent provides valuable extra storage space. Furthermore, the current owner is open to leasing the property back from the future owner, offering flexibility and potential income. Whether you're an established business or a new venture, this turnkey industrial property with leasing potential is worth exploring.

Built in 2000

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2167522  |
| Price  | \$865,000 |



|            |            |
|------------|------------|
| Sold Price | \$860,000  |
| Bathrooms  | 0.00       |
| Acres      | 1.29       |
| Year Built | 2000       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Sold       |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 138 6 Street Se      |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M1X0               |

### Interior

|         |                    |
|---------|--------------------|
| Heating | Overhead Heater(s) |
|---------|--------------------|

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Metal           |
| Foundation | Poured Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2024 |
| Date Sold      | January 9th, 2025    |
| Days on Market | 111                  |
| Zoning         | I-2                  |
| HOA Fees       | 0.00                 |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

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