

\$315,000 - 430 Lehr Street, Walsh

MLS® #A2198213

\$315,000

0 Bedroom, 0.00 Bathroom,
Commercial on 4.95 Acres

NONE, Walsh, Alberta

Discover an incredible opportunity to own a versatile commercial property located in the community of Walsh, Alberta. Perfectly positioned on Trans Canada Highway 1, this property is ideal for businesses looking to capitalize on high visibility and accessibility. Land Features: Expansive, flat, cleared land with a huge parking lot and mature trees, offering flexibility for various uses. Building: A 3,300 sq. ft. building built in 1987, providing a solid foundation for your business operations. Prime Location: Situated on a high-traffic goods and tourist route, this property is strategically located to attract travelers, locals, and businesses. Its accessibility and visibility make it an excellent choice for companies looking to establish a strong presence in the area. Think about the possibilities! Campground or RV Park: With its large, flat, and cleared land, it's ideal for accommodating tourists and adventurers. RV Sales or Vehicle Dealership: The expansive parking lot and building layout are perfect for showcasing inventory and serving customers. Warehouse or Distribution Hub: The 3,300 sq. ft. building and flat land provide ample space for storage and logistics. Manufacturing or Workshop Facility: The property's layout and accessibility make it a great fit for light industrial operations or service-based businesses. Whether you're envisioning a bustling campground, a thriving vehicle dealership, or an industrial hub for manufacturing or distribution, this property is a



blank canvas for your entrepreneurial dreams.
Donâ€™t miss your chance to own this
exceptional commercial property in Walsh,
Alberta. With its prime location, flexible zoning,
and endless opportunities, itâ€™s the perfect
investment for your next venture.

Built in 1987

Essential Information

MLS® #	A2198213
Price	\$315,000
Sold Price	\$305,000
Bathrooms	0.00
Acres	4.95
Year Built	1987
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	430 Lehr Street
Subdivision	NONE
City	Walsh
County	Cypress County
Province	Alberta
Postal Code	T0J3L0

Additional Information

Date Listed	February 26th, 2025
Date Sold	April 4th, 2025
Days on Market	35
Zoning	HC, Hamlet Commercial
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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