



GRASSROOTS
REALTY GROUP

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128 Main Street
Barons, Alberta

MLS # A2295165



\$219,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,928 sq.ft.
Zoning:	COMMERCIAL CO

Heating:	Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Siding	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Back Lane, City Lot, Landscaped, Level, Private

Inclusions: Fridge, Stove, Washer, Dryer, Microwave, Dishwasher, All Metal Shelving, Till, Fax Machine, Two Bar Stools, White Liquor Shelf, open sign, Wood shelves and bookcases in basement, white shelves in store front, all rods & curtains except in Master Bedroom, Tv Wall Mount

Step into a rare opportunity to own a true piece of local history with the iconic Barons General Store, proudly standing since 1909. This unique mixed-use property seamlessly blends commercial potential with residential comfort, making it an ideal investment for entrepreneurs, business owners, or those seeking a live/work lifestyle. The street-level retail space offers over 2,100 sq ft, featuring a bright and inviting storefront with large updated windows, textured ceilings, and an open layout designed to welcome customers. The additional rear space, thoughtfully divided into two rooms, provides flexibility for storage, workspace, or business expansion. A centrally located washroom, utility area, and ample storage add everyday convenience. Upstairs, the renovated residential suite delivers a warm and comfortable retreat, complete with an open-concept living room and kitchen, three spacious bedrooms, and a full four-piece bathroom—perfect for owner occupancy or additional rental income. Outside, enjoy a private fenced side yard featuring a firepit and covered seating area—an ideal space to relax or entertain. Separate access to the upper level enhances functionality and privacy. Whether you're looking to launch a new venture, expand your portfolio, or embrace small-town living with income potential, this landmark property offers endless possibilities. Don't miss your chance to own a cornerstone of the community—contact your REALTOR® today to book a showing!