



GRASSROOTS

REALTY GROUP

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**1 & 2 combined, 204 Centre Street N
Sundre, Alberta**

MLS # A2300385



\$597,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,335 sq.ft.

Zoning: C-1

Heating: -

Addl. Cost: -

Floors: Concrete

Based on Year: -

Roof: Other

Utilities: Cable, Sewer, Water

Exterior: Brick, Concrete, See Remarks, Stucco

Parking: -

Water: Public

Lot Size: 0.22 Acre

Sewer: -

Lot Feat: Back Lane, Low Maintenance Landscape, Private

Inclusions: Negotiable

Motivated seller is offering this well-constructed, fire-resistant cinder brick building comprises approximately 5,334 sq ft of above-grade space and offers a combination of durable construction, functional layout, and future adaptability. The building was originally configured to support two independent commercial units, providing immediate optionality for multi-tenant leasing or strategic reconfiguration. The asset features two rear receiving doors and rear yard access suitable for deliveries and service, enhancing usability across a range of commercial tenant profiles. The current owner is prepared to lease back all or a portion of the building, offering the opportunity for immediate stabilized income with longer-term upside through leasing optimization or space reconfiguration. An owner-operator may occupy approximately half the premises while generating income from the balance, or secure a full lease-back to anchor returns from day one. Located on Sundre's primary commercial corridor, the property benefits from consistent local demand, established surrounding businesses, and seasonal population inflow. This is a low-vacancy risk asset with multiple execution paths, suitable for investors seeking predictable income today with clear value-add opportunities over time. While the list price is for the building and land with a lease back, the seller will consider any scenarios or requests, including the sale of the business, etc. Private viewings by appointment only. Please do not approach staff.