



# GRASSROOTS

REALTY GROUP

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2002 20 Avenue  
Bowden, Alberta

MLS # A2323698



## \$649,900

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,085 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.20 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

Excellent investment opportunity to own a commercial strip mall in Bowden, Alberta. This well-maintained commercial building features five individual units, each equipped with its own private washroom and separately metered utilities, offering ease of management and strong tenant appeal. The property is currently leased, providing immediate rental income. Investors have the opportunity to increase cash flow and enhance value through tenant placement and future rent growth. Benefiting from excellent visibility, easy access, and ample street parking for both tenants and customers, this property is strategically positioned in a convenient and accessible location. Whether you're looking for a stable income-producing asset or a value-add investment opportunity, this commercial property offers strong potential in the growing community of Bowden.