



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

258 24 Street
Fort Macleod, Alberta

MLS # A2327249



\$500,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 1,787 sq.ft.
Zoning: Improved Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: Apartment Inclusions: 4 bar chairs, king sized mattress and bed frame, 2 bedside tables, 2 clothes dressers, Starlink unit, washer/dryer unit. Office Inclusions: 4 reception chairs, 1 coffee table, 2 side tables, large area rug, coffee bar, microwave, Keurig coffee maker. Other remaining office furniture is negotiable. Basement: freestanding storage shelves.

Commercial unit with residential apartment above located right downtown! If you've been looking to make your small business dreams reality or add a great asset to your rental portfolio, this could be the place for you! On the main level, the reception area leads back through a long hallway to two main offices and a washroom. At the back of the building, two more offices and a staff area with a rear exit complete the commercial layout. Upstairs, you'll find a one-bedroom suite with a kitchen, living area, laundry room, and three-piece bath. This unit is ideal if you want to live up and rent down or start up an Airbnb above your existing business. If you've been waiting for an opportunity to be a part of Fort Macleod's incredible historic downtown, give your REALTOR® a call and book a showing today!