



**GRASSROOTS**  
REALTY GROUP

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**19 Broadway N  
Raymond, Alberta**

**MLS # A2184291**



**\$527,900**

**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 3,427 sq.ft.  
**Zoning:** Commercial

<b>Heating:</b> -	<b>Addl. Cost:</b> -
<b>Floors:</b> -	<b>Based on Year:</b> -
<b>Roof:</b> -	<b>Utilities:</b> -
<b>Exterior:</b> -	<b>Parking:</b> -
<b>Water:</b> -	<b>Lot Size:</b> 0.14 Acre
<b>Sewer:</b> -	<b>Lot Feat:</b> -
<b>Inclusions:</b> N/A	

Exceptional investment opportunity to acquire a fully leased mixed-use commercial building in the heart of downtown Raymond. Ideally positioned on the town’s main street, this high-exposure property offers strong curb appeal, excellent visibility, and convenient on-site parking. Renovated approximately six years ago, the building comprises 3,427 sq.ft. and is thoughtfully divided into three self-contained commercial units, each with its own private entrance, 2-piece bathroom, and dedicated storage—an ideal configuration for long-term tenancy and operational flexibility. Unit A (North) features three private offices, a welcoming reception area, and rear access to additional outdoor space. Unit B (Centre) offers an open-concept dining area, a large service counter with display and storage cabinetry, and a fully equipped commercial kitchen. Unit C (South) is the largest unit, boasting an open reception and retail display area, three offices, staff and utility rooms, plus a spacious examination or consultation room. This well-maintained property delivers consistent income from established tenants and presents excellent long-term potential in a walkable, amenity-rich downtown setting. A solid addition to any investment portfolio. Contact your REALTOR® today for further details or to arrange a private viewing.