



**CUSHMAN &
WAKEFIELD**

FOR SALE - JUDICIAL LISTING

205 Main Avenue W

Sundre, AB



PRICE REDUCED | JUDICIAL LISTING
4,615 SF Retail Building with Second Floor Residence

Property Facts

District	Sundre (Mountain View County)
Legal Description	Plan 2574JK, Block F, Lot 4
Site Size	0.35 acres
Total Building Area	± 4,615 SF
Retail Showroom	± 2,775 SF
Equipment Room	± 210 SF
Storage Room	180 SF
Loading	2 drive-in doors
Zoning	C-1 (Central Commercial)
Year Built	1960

Sale Particulars

Asking Price	\$490,000 NOW \$455,000
Property Taxes	\$6,797.92 (2021)
Available	Immediately

Comments

- Judicial listing on behalf of the Court of Queen's Bench of Alberta
- Offers will be presented to the plaintiff's counsel as received
- Freestanding building
- Paved parking
- Walk-in coolers and freezers
- Second floor residence with 2 bedrooms, living room, kitchen and bathroom

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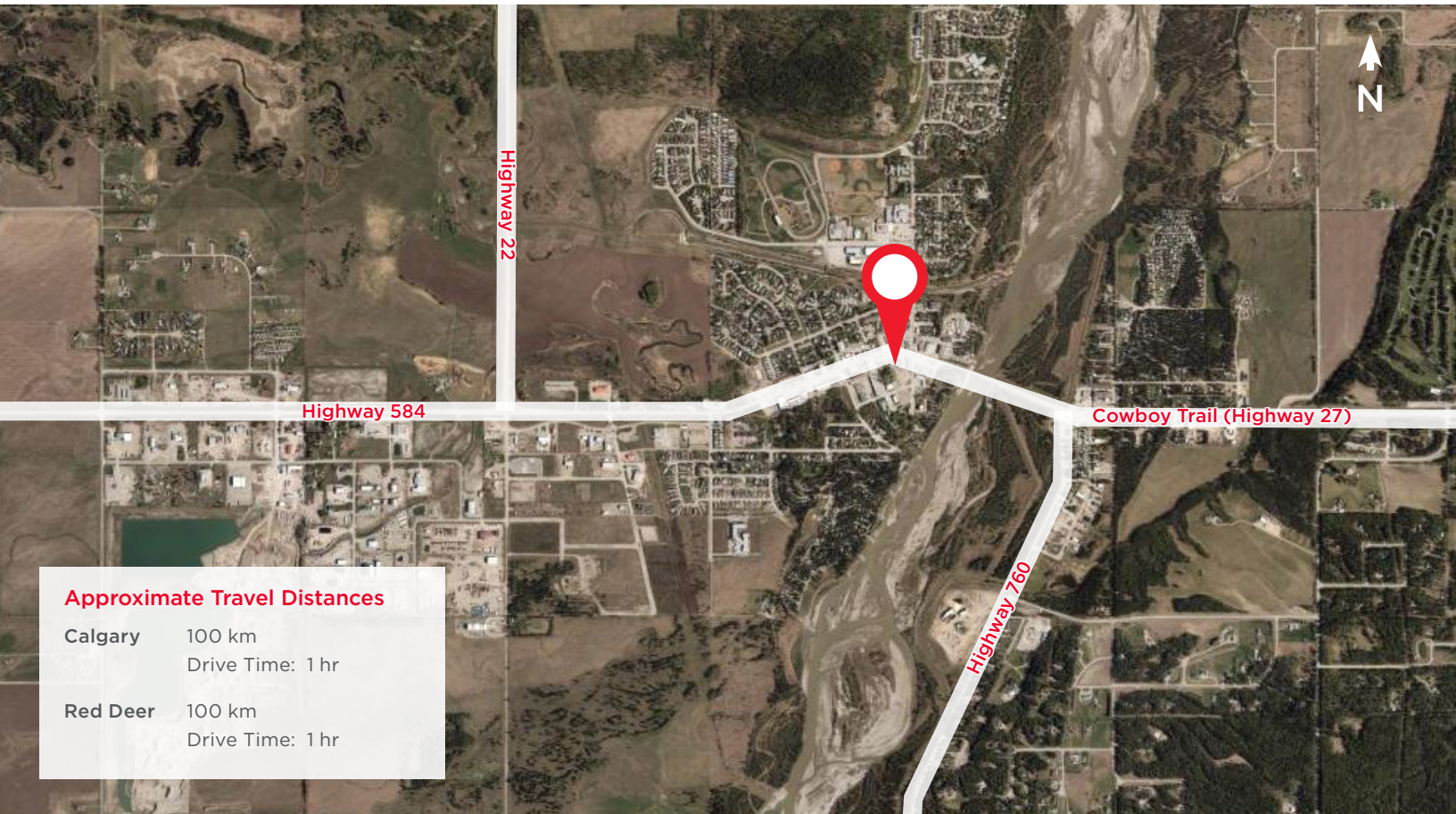
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Location Map



Approximate Travel Distances

Calgary	100 km Drive Time: 1 hr
Red Deer	100 km Drive Time: 1 hr

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