

\$269,900 - 704 Main Avenue W, Sundre

MLS® #A2215481

\$269,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.29 Acres

NONE, Sundre, Alberta

VENDOR IS MOTIVATED!!! ARE YOU LOOKING FOR A RENTAL THAT WILL DELIVER A PROFIT.... ARE YOU LOOKING FOR AN AFFORDABLE FIRST HOME...ARE YOU LOOKING AT OPENING A BUSINESS... this might be the perfect place. This home/business opportunity sits on .30 acres on Main Avenue W in Sundre . Heading west through Sundre on the way to west country or the connector to HWY 22 North is the PERFECT place for signage to advertise your new venture. With 6 bedrooms (office rooms) and 3 bathrooms, its the perfect setup for whatever you can dream up. Just think how efficient it would be to live and work at the same place. 1 mortgage and no travel time. Whether its an accounting office, nail, massage or hair salon or perhaps a music studio (Sundre could use one of those). Fence the yard and you've got the perfect set up for a daycare. Or...If you just need a place to hang your hat at the end of the day, This property could work as your new home too! THE POSSIBILITIES ARE ENDLESS. All this and Prairie Creek out back to dip your toes in on a hot summers day. Just a little imagination and you are good to go. SUNDRE is desperate for rentals so invest in something that would show a profit for only \$269,900 you can't go wrong.

Built in 1978

Essential Information



MLS® #	A2215481
Price	\$269,900
Bathrooms	0.00
Acres	0.29
Year Built	1978
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	704 Main Avenue W
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking Spaces	4
----------------	---

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Exterior

Roof	Asphalt Shingle
Construction	Wood Frame

Additional Information

Date Listed	May 5th, 2025
Days on Market	90
Zoning	C2

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.