

1 & 2 combined, 204 Centre Street N
Sundre, Alberta

MLS # A2229853



\$675,000

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,335 sq.ft.
Zoning:	C-1
Addl. Cost:	-
Based on Year:	-
Utilities:	Cable, Sewer, Water
Parking:	-
Lot Size:	0.22 Acre
Lot Feat:	Back Lane, Low Maintenance Landscape, Private

Heating:	-
Floors:	Concrete
Roof:	-
Exterior:	Brick, Concrete, See Remarks, Stucco
Water:	Public
Sewer:	-
Inclusions:	Negotiable

This well-constructed, fire-resistant cinder brick building comprises approximately 5,334 sq ft of above-grade space and offers a combination of durable construction, functional layout, and future adaptability. The building was originally configured to support two independent commercial units, providing immediate optionality for multi-tenant leasing or strategic reconfiguration. The asset features two rear receiving doors and rear yard access suitable for deliveries and service, enhancing usability across a range of commercial tenant profiles. The current owner is prepared to lease back all or a portion of the building, offering the opportunity for immediate stabilized income with longer-term upside through leasing optimization or space reconfiguration. An owner-operator may occupy approximately half the premises while generating income from the balance, or secure a full lease-back to anchor returns from day one. Located on Sundre's primary commercial corridor, the property benefits from consistent local demand, established surrounding businesses, and seasonal population inflow. This is a low-vacancy risk asset with multiple execution paths, suitable for investors seeking predictable income today with clear value-add opportunities over time. Private viewings by appointment only. Please do not approach staff.