

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

**Heating:** -

**Addl. Cost:** -

**Floors:** Concrete

**Based on Year:** -

**Roof:** -

**Utilities:** Cable, Sewer, Water

**Exterior:** Brick, Concrete, See Remarks, Stucco

**Parking:** -

**Water:** Public

**Lot Size:** 0.22 Acre

**Sewer:** -

**Lot Feat:** Back Lane, Low Maintenance Landscape, Private

**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.