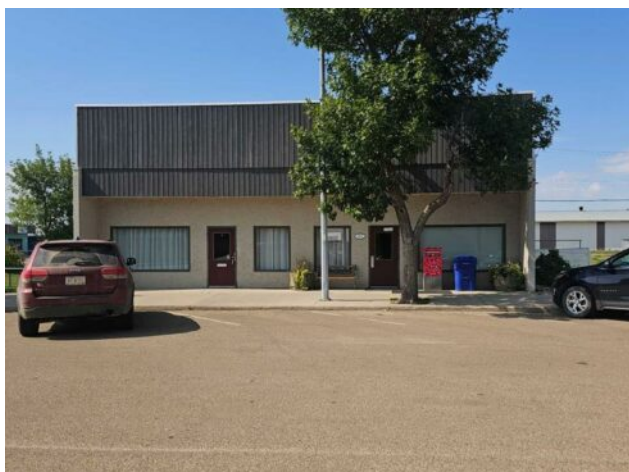


**4908 Royal Street  
Coronation, Alberta**

**MLS # A2250779**

# \$200,000



<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	Commercial ,Decorator,Florist/Nursery,Gift Shop ,Professional/Office,Rental
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Coronation Home Decorating
<b>Bus. Name:</b>	Coronation Home Decorating
<b>Size:</b>	4,723 sq.ft.
<b>Zoning:</b>	C1

**Heating:** Boiler, Natural Gas, Zoned

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NEGOTIABLE

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.13 Acre

**Lot Feat:** -

Established business since 1978, this business and building is for SALE in Coronation on Royal Avenue. It was running as a Benjamin Moore Paint Sales, Specialty coffee house, Flower, shop, and Gift ware. There are four office spaces for rent with private access. The building is 4723 sq ft , built in 1989 with cinder block walls, finished inside, has a pitched metal roof, with negotiable shelving and equipment. Assessment on building is \$262770. Only one side of building in pictures due to temporary tenant.