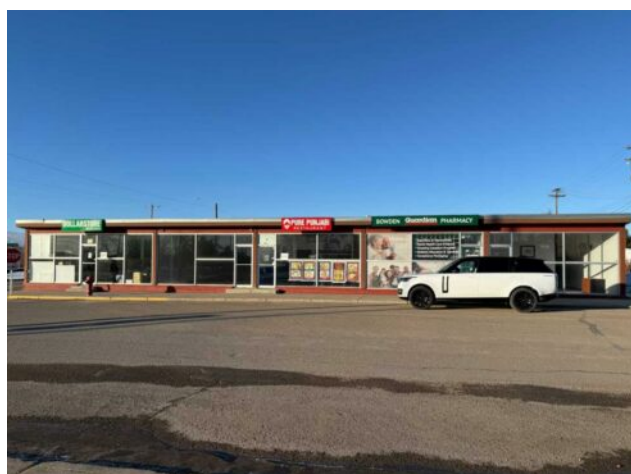


2002 20 Avenue  
Bowden, Alberta

MLS # A2280135



## \$669,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,085 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.20 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent investment opportunity to own a fully leased commercial strip mall Bowden, Alberta. This well-maintained commercial building features five individual units, each equipped with its own private washroom and separate utilities, offering ease of management and strong tenant appeal. All units are currently leased, providing immediate and stable rental income for the new owner. The property benefits from excellent visibility and easy access, along with ample street parking for both tenants and customers. Strategically located in Bowden, this asset presents a solid opportunity for investors seeking a turnkey commercial property with reliable cash flow in a convenient and accessible location.