

19 Broadway N  
Raymond, Alberta

MLS # A2184291



## \$527,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,427 sq.ft.
Zoning:	Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.14 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Exceptional investment opportunity to acquire a fully leased mixed-use commercial building in the heart of downtown Raymond. Ideally positioned on the town's main street, this high-exposure property offers strong curb appeal, excellent visibility, and convenient on-site parking. Renovated approximately six years ago, the building comprises 3,427 sq.ft. and is thoughtfully divided into three self-contained commercial units, each with its own private entrance, 2-piece bathroom, and dedicated storage—an ideal configuration for long-term tenancy and operational flexibility. Unit A (North) features three private offices, a welcoming reception area, and rear access to additional outdoor space. Unit B (Centre) offers an open-concept dining area, a large service counter with display and storage cabinetry, and a fully equipped commercial kitchen. Unit C (South) is the largest unit, boasting an open reception and retail display area, three offices, staff and utility rooms, plus a spacious examination or consultation room. This well-maintained property delivers consistent income from established tenants and presents excellent long-term potential in a walkable, amenity-rich downtown setting. A solid addition to any investment portfolio. Contact your REALTOR® today for further details or to arrange a private viewing.