



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.