

# \$850,000 - 1 & 2 Combined, 204 Centre Street N, Sundre

MLS® #A2229853

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.22 Acres

NONE, Sundre, Alberta

"Outstanding investment opportunity in the heart of downtown Sundre! This solid 5,334 sq ft fireproof cinder brick building, reinforced with rebar, offers the potential for additional floors and multiple business configurations. Featuring two receiving doors and ample rear lot space for deliveries, the property is highly functional for a variety of uses. The current owner is open to relocating, leasing back the entire building, or downsizing to half—creating flexible options for investors or owner-operators. Establish your business in approximately 2,650 sq ft while generating income from the other bay, or lease back the full building for a strong return. With Sundre's growing population and thousands of seasonal visitors, this prime location is ideal for long-term success. Viewings by appointment only through your commercial Realtor® or the listing agent. Do not approach staff for any info."

Built in 1961

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2229853   |
| Price      | \$850,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.22       |
| Year Built | 1961       |
| Type       | Commercial |
| Sub-Type   | Retail     |



Status Active

### Community Information

Address 1 & 2 Combined, 204 Centre Street N  
Subdivision NONE  
City Sundre  
County Mountain View County  
Province Alberta  
Postal Code T0M 1X0

### Amenities

Utilities Cable Available, Sewer Available, Water Available

### Exterior

Construction Brick, Concrete, See Remarks, Stucco

### Additional Information

Date Listed July 5th, 2025  
Days on Market 134  
Zoning C-1

### Listing Details

Listing Office First Place Realty

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