# \$565,000 - 114 Centre Street N, Sundre

MLS® #A2236276

## \$565,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.17 Acres

NONE, Sundre, Alberta

Investor Alert! Mailbox income in the downtown core of Sundre that houses a Florist and 30 Indoor Temperature Regulated Storage Units that are fully rented. This generates a nearly 7% cap. rate that can be increased over time. Absentee Management is a real plus but there is an office that is available to the owner. The High Security Monitoring System sends a notification when the storage area of the building is accessed and provides CCTV recording. Buyer must accept all tenancies until 08/31/2026 but is available for quick possession to the right buyer. Call for a private tour.

Built in 1977

#### **Essential Information**

MLS® # A2236276 Price \$565,000

Bathrooms 0.00 Acres 0.17 Year Built 1977

Type Commercial

Sub-Type Retail Status Active

# **Community Information**

Address 114 Centre Street N

Subdivision NONE City Sundre







County Mountain View County

Province Alberta
Postal Code T0M1X0

#### **Amenities**

Parking Spaces 4

## Interior

Heating Forced Air, Natural Gas

Cooling Partial

#### **Exterior**

Roof Metal

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 2nd, 2025

Days on Market 109

Zoning C-1

# **Listing Details**

Listing Office Royal LePage Blue Sky

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