

# \$269,900 - 704 Main Avenue W, Sundre

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MLS® #A2215481

**\$269,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.29 Acres

NONE, Sundre, Alberta

VENDOR IS MOTIVATED!!! ARE YOU  
LOOKING FOR A RENTAL THAT WILL  
DELIVER A PROFIT.... ARE YOU LOOKING  
FOR AN AFFORDABLE FIRST HOME...ARE  
YOU LOOKING AT OPENING A BUSINESS...

this might be the perfect place. This  
home/business opportunity sits on .30 acres  
on Main Avenue W in Sundre . Heading west  
through Sundre on the way to west country or  
the connector to HWY 22 North is the  
PERFECT place for signage to advertise your  
new venture. With 6 bedrooms (office rooms)  
and 3 bathrooms, its the perfect setup for  
whatever you can dream up. Just think how  
efficient it would be to live and work at the  
same place. 1 mortgage and no travel time.  
Whether its an accounting office, nail,  
massage or hair salon or perhaps a music  
studio (Sundre could use one of those).  
Fence the yard and you've got the perfect set  
up for a daycare. Or...If you just need a place  
to hang your hat at the end of the day, This  
property could work as your new home too!  
THE POSSIBILITIES ARE ENDLESS. All this  
and Prairie Creek out back to dip your toes in  
on a hot summers day. Just a little imagination  
and you are good to go. SUNDRE is  
desperate for rentals so invest in something  
that would show a profit for only \$269,900 you  
can't go wrong.

Built in 1978

## Essential Information



MLS® #	A2215481
Price	\$269,900
Bathrooms	0.00
Acres	0.29
Year Built	1978
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	704 Main Avenue W
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

### Amenities

Parking Spaces	4
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### Interior

Heating	Forced Air, Natural Gas
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### Exterior

Roof	Asphalt Shingle
Construction	Wood Frame

### Additional Information

Date Listed	May 5th, 2025
Days on Market	59
Zoning	C2

### Listing Details

Listing Office	CIR Realty
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