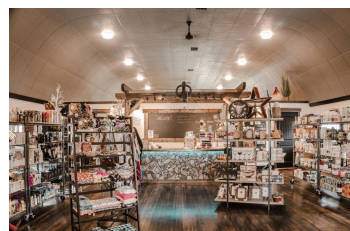


MIXED USE FOR SALE



107 Center Street
Marwayne, Alberta
Canada

Asking Price
549,000 CAD

Total Rooms 0

Size **7,000 Sq Ft**

Year Built **1976**

Listed by: Nurtures organic market

Date Listed **01/23/2021**

Listing ID **GL-1611441863**

For more information, visit:

<https://www.globallistings.com/5186079>

Overview

VERY UNIQUE PROPERTY- Located in MARWAYNE, ALBERTA

This 7,000 sq foot building comes with TWO professionally renovated living quarters on the main floor! A unfinished concrete basement with tons of potential to build two more separate living quarters for rentals or a mother in law suite, more bedrooms, huge family room, theater area etc. The building has a store front business that is for sale as well.. a profitable health and wellness store. Live in one of the areas, run your own store and no commuting to work! plus you can rent the other area out to generate income. SO MANY ways to make a profit from this building.

Two full kitchens (ALL appliances included) , Two main floor laundry areas , separate entrances, huge beautiful master bedroom, very large walk in closet, Two full bathrooms (one has a huge walk in shower with a jacuzzi tub) New stucco, pool table included, cold storage room with lots of shelves,

All renovations completed two years ago, New paint, new flooring, new LED lighting, two new furnaces, new water heater, new plumbing, new concrete steps, new decks, mosaic tile work, all new windows and doors, shingles redone four years ago, beautiful post and beam covered porch,

The building sits on a double lot 120x120, 6 foot fenced yard, very private, large garden area, tons of built in planters, fire pit area, fully landscaped yard.

The business comes with a established customer base, plus all stock and fixtures, training provided! business sold separately for \$149,000.00 The business is doing very well and profits were up in 2020 from 2019! This kind of building and opportunity doesn't come along very often.

Live, work and rental areas all under one roof! * Tons of potential to generate income *

Taxes are \$2,300 a year, utilities are VERY reasonable for such a big building.

The town of Marwayne Alberta is a very friendly relaxed rural place to live, with lots of amenities, K-12 school across the street plus only 25 minutes away from a large center for all your shopping needs.

Please call or email for more information 780-808-0788

Contact
Tammy Konkin

Email
info@nurtureproducts.com

Phone
7808080788