

\$195,000 - 27 Railway Avenue S, Marwayne

MLS® #A2144764

\$195,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Marwayne, Marwayne, Alberta

Presenting this well kept mixed-use property, situated on 4 lots in a prime location, downtown Marwayne. Construction of this 3432 sq ft building was completed in 1940, using hand carved stone brought from the North Saskatchewan River valley. Originally used for a farm implements dealership and garage, but has since been retrofitted into a 2200 sq ft retail space in the front, and a separate 1232 sq ft residence with private entrance in the back. The front retail space is currently vacant, and offers a wide range of uses, with plumbing available, and a newer furnace and electrical system. The residence is a one bedroom, with an additional flex space available, large bathroom and open concept kitchen and living room. Upgrades include a brand new metal roof on the main building and double detached, heated garage, additional insulation, windows, flooring, plumbing and electrical. The residential suite is currently rented for \$1100 a month, utilities included. The owner reports utilities for the entire property totaled \$6400 for 12 months. New owners could take this classic building in several directions, utilizing the front space for retail, professional office or services, craft or studio space, or even a coffee and sandwich shop. As this is proudly a Heritage Building, offers should include time to obtain approval for the intended use from the Village of Marwayne.

Built in 1940



Essential Information

| | |
|------------|------------|
| MLS® # | A2144764 |
| Price | \$195,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1940 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 27 Railway Avenue S |
| Subdivision | Marwayne |
| City | Marwayne |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T0B 2X0 |

Amenities

| | |
|----------------|----|
| Parking Spaces | 10 |
|----------------|----|

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

Exterior

| | |
|------------|---------------------------------|
| Roof | Metal |
| Foundation | Perimeter Wall, Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2024 |
| Days on Market | 320 |
| Zoning | C1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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