

\$185,000 - 209 2 Avenue W, Hanna

MLS® #A2232073

\$185,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Hanna, Alberta

Prime retail opportunity located in the heart of downtown Hanna, Alberta. This well-maintained single-storey commercial building offers a total of 3,543 square feet of space and is divided into two separate units, each with its own entrance and dedicated forced air furnace. One unit, approximately 1,250 square feet, is currently vacant—providing a great opportunity for an owner-user or to lease out for additional income. The other unit is tenant occupied by a long-established shoe store, offering immediate revenue potential for investors. The cinder block building is situated on a poured concrete foundation, with a crawl space for access below grade, but no basement, and features a durable metal roof. Zoned C1, this property is ideal for a variety of retail and service-based businesses. Located on a high-visibility street in downtown Hanna, the property benefits from strong foot traffic and convenient customer access. Whether you're looking to expand your business, invest in income-producing real estate, or establish a presence in a welcoming Alberta community, this property offers both flexibility and value.

Built in 1935

Essential Information

MLS® # A2232073

Price \$185,000



Bathrooms	0.00
Acres	0.00
Year Built	1935
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	209 2 Avenue W
Subdivision	NONE
City	Hanna
County	Special Area 2
Province	Alberta
Postal Code	T0J1P0

Interior

Heating	Overhead Heater(s), Forced Air, Natural Gas
---------	---

Exterior

Roof	Metal
Foundation	Poured Concrete

Additional Information

Date Listed	June 16th, 2025
Days on Market	61
Zoning	C1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.