

\$534,000 - 19 Broadway N, Raymond

MLS® #A2184291

\$534,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.14 Acres

NONE, Raymond, Alberta

Tremendous opportunity to purchase a mixed-use commercial building fully leased in the heart of downtown Raymond. This prime location on the main street has great exposure and curb appeal. The building was renovated 5 years ago with a total of 3427 sqft and is divided into 3 units all with their own separate entrances and an ample amount of parking in front. All 3 units are generous in size, all with their own 2pc bathrooms and storage. The left, north side unit (A) has 3 offices, a reception area plus back door access to the backyard space. The middle unit (B) has an open plan dining area, a large serving counter with display and storage cabinets plus a fully equipped kitchen in the back. The right, south end unit (C) is the largest of them all with an open reception and retail display area with 3 offices, a storage and utility room, staff area plus a sizable examining room. Investors, this property offers steady income with long-term tenants in a desirable location with many local amenities just steps away. Call your REALTOR® today to view your next investment.

Built in 2000

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2184291 |
| Price | \$534,000 |
| Bathrooms | 0.00 |



| | |
|------------|------------|
| Acres | 0.14 |
| Year Built | 2000 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 19 Broadway N |
| Subdivision | NONE |
| City | Raymond |
| County | Warner No. 5, County of |
| Province | Alberta |
| Postal Code | T0K2S0 |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 10th, 2025 |
| Days on Market | 99 |
| Zoning | Commercial |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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