

# \$565,000 - 114 Centre Street N, Sundre

MLS® #A2236276

**\$565,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

NONE, Sundre, Alberta

Investor Alert! Mailbox income in the downtown core of Sundre that houses a Florist and 30 Indoor Temperature Regulated Storage Units that are fully rented. This generates a nearly 7% cap. rate that can be increased over time. Absentee Management is a real plus but there is an office that is available to the owner. The High Security Monitoring System sends a notification when the storage area of the building is accessed and provides CCTV recording. Buyer must accept all tenancies until 08/31/2026 but is available for quick possession to the right buyer. Call for a private tour.

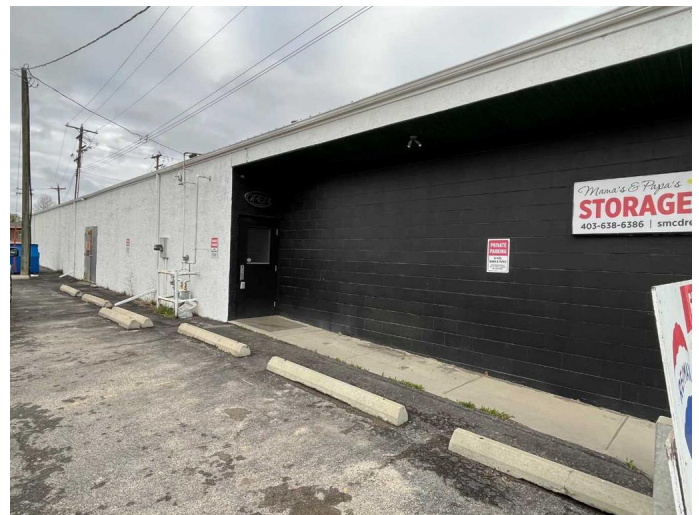
Built in 1977

## Essential Information

MLS® #	A2236276
Price	\$565,000
Bathrooms	0.00
Acres	0.17
Year Built	1977
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	114 Centre Street N
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
Cooling	Partial

**Exterior**

Roof	Metal
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	12
Zoning	C-1

**Listing Details**

Listing Office	Royal LePage Blue Sky
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