FOR LEASE

1,417 SF
Commercial Building

23 RAILWAY AVENUE NORTH
Marwayne, AB

Lane Columbine, REALTOR®
780.808.0620 | lane@musgraveagencies.com

Royal LePage® Musgrave Agencies
1202 50TH Avenue, Lloydminster, AB
Independently Owned & Operated

ROYAL LePAGE®
COMMERCIAL™

PROPERTY OVERVIEW

$9/SF, ANNUALLY
Property Features

- Exceptional opportunity

- 1,417 SF commercial building in Marwayne, AB

- Multi-space can be revamped to an entirely different use - retail or office space

- Currently set up as a hair salon, and business can be taken over for additional cost

- Improvements completed over the years including a new furnace in 2012, hot water in 2017 and shingles in 2020

- Extremely well maintained and ready for your business

- This building is also for sale under MLS # A2127037

Property Overview

- Legal Description: Plan 5426CL, Block 1, Lot 4A

- Year Built: 1985

- Zoning: Commercial

- Lot Size: 10,018 SF

- Building Size: 1,417 SF

- Power: Single Phase

- Heating: Floor Model Furnace

- Cooling: N/A

- Property Taxes 2021: $1,748.00

- Occupancy Costs: $3.04 Includes Insurance and Property Tax
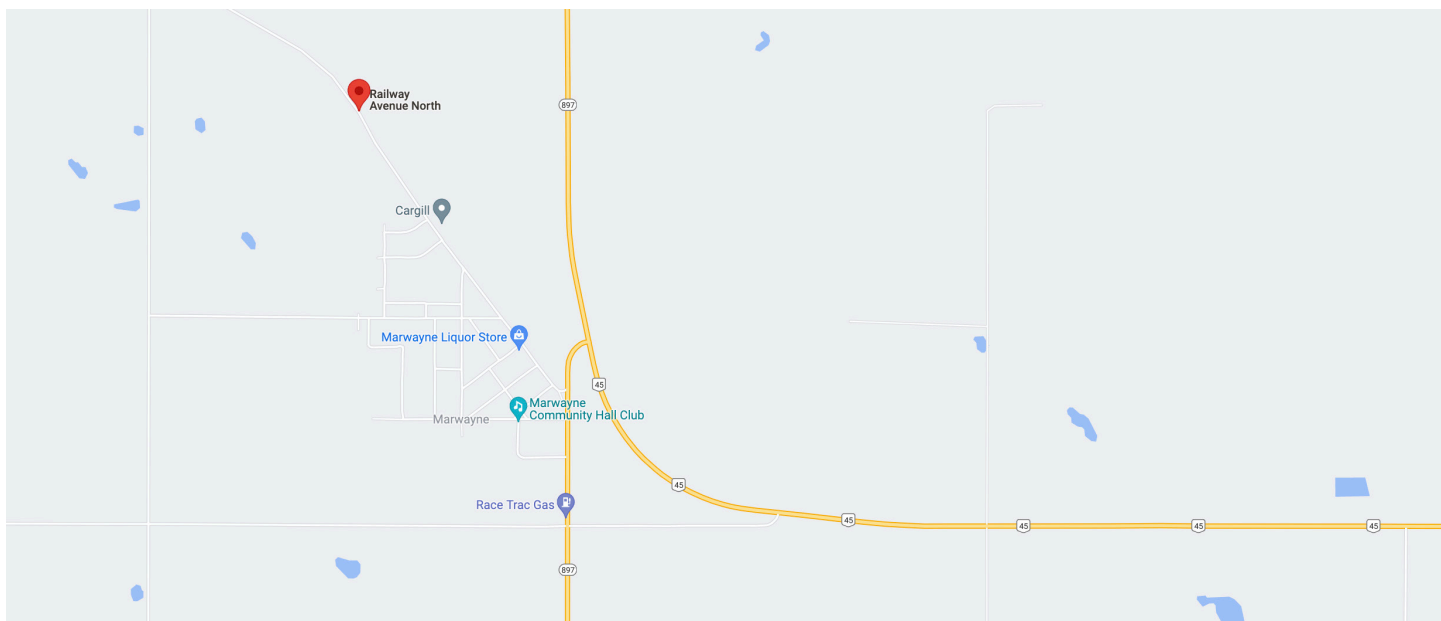
- MLS #:   A2125752

PROPERTY PHOTOS

PROPERTY PHOTO

LOCATION MAP

ROYAL LePAGE®
COMMERCIAL™