

FOR LEASE

1,417 SF
Commercial Building



23 RAILWAY AVENUE NORTH

Marwayne, AB

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

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

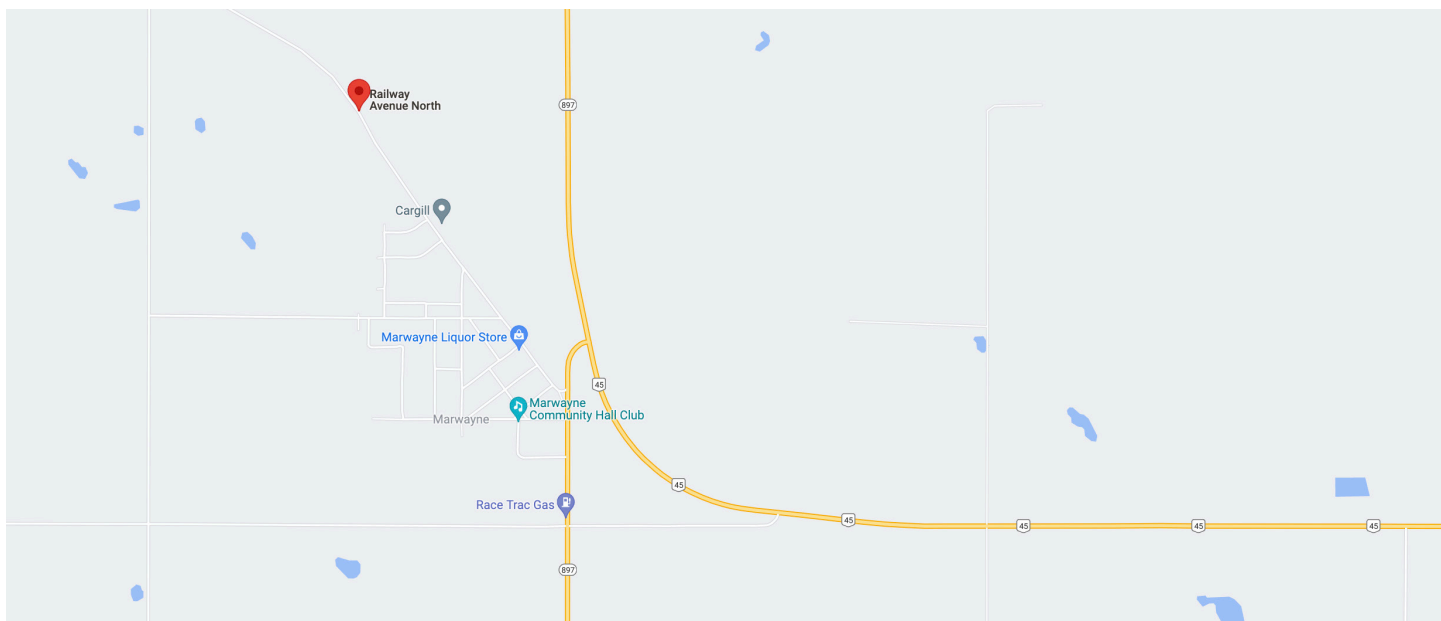
PROPERTY PHOTOS



PROPERTY PHOTO



LOCATION MAP



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