

# FOR SALE

**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

**\$99,900.00**

## Property Features

- Exceptional opportunity
- 1,417 SF commercial building in Marwayne, AB
- Multi-use space which can be bought and revamped to an entirely different use; offices or retail.
- Currently set up as a hair salon business
- Improvements completed over the years incl. a new furnace (2012), hot water (2017), and shingles (2020)
- Extremely well maintained and ready for new ownership
- Included with this parcel is a large block of land that could be utilized to build a warehouse
- Anyone wishing to move into this building and continue the hair salon business, including inventory and equipment can purchase for an additional \$25,000.00

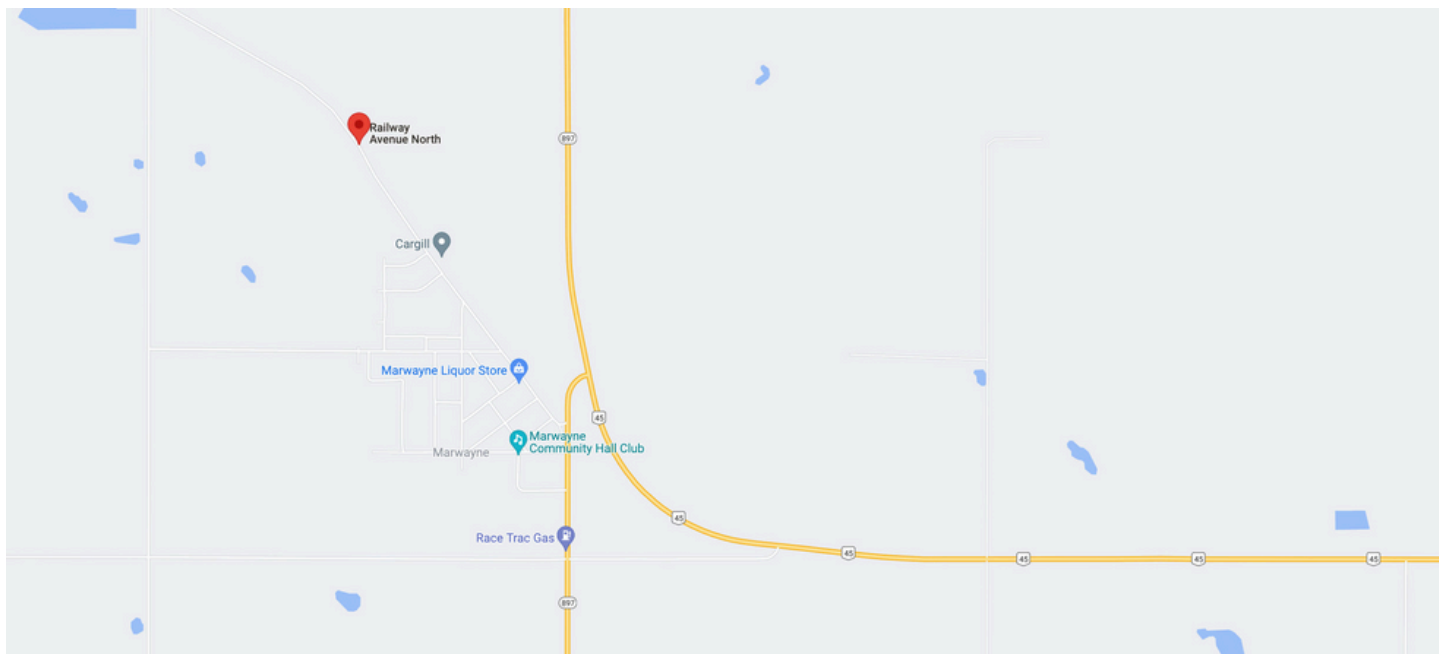
## Property Overview

- 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 2024: N/A
- MLS #: A2211715

# PROPERTY PHOTOS



# LOCATION MAP



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