

# \$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	109
Zoning	Commercial

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.