

# \$195,000 - 27 Railway Avenue S, Marwayne

MLS® #A2144764

**\$195,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Marwayne, Marwayne, Alberta

Presenting this well kept mixed-use property, situated on 4 lots in a prime location, downtown Marwayne. Construction of this 3432 sq ft building was completed in 1940, using hand carved stone brought from the North Saskatchewan River valley. Originally used for a farm implements dealership and garage, but has since been retrofitted into a 2200 sq ft retail space in the front, and a separate 1232 sq ft residence with private entrance in the back. The front retail space is currently vacant, and offers a wide range of uses, with plumbing available, and a newer furnace and electrical system. The residence is a one bedroom, with an additional flex space available, large bathroom and open concept kitchen and living room. Upgrades include a brand new metal roof on the main building and double detached, heated garage, additional insulation, windows, flooring, plumbing and electrical. The residential suite is currently rented for \$1100 a month, utilities included. The owner reports utilities for the entire property totaled \$6400 for 12 months. New owners could take this classic building in several directions, utilizing the front space for retail, professional office or services, craft or studio space, or even a coffee and sandwich shop. As this is proudly a Heritage Building, offers should include time to obtain approval for the intended use from the Village of Marwayne.

Built in 1940



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2144764   |
| Price      | \$195,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1940       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 27 Railway Avenue S        |
| Subdivision | Marwayne                   |
| City        | Marwayne                   |
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T0B 2X0                    |

## Amenities

|                |    |
|----------------|----|
| Parking Spaces | 10 |
|----------------|----|

## Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

## Exterior

|            |                                 |
|------------|---------------------------------|
| Roof       | Metal                           |
| Foundation | Perimeter Wall, Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2024 |
| Days on Market | 324             |
| Zoning         | C1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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