

# \$198,000 - 2012 20 Avenue, Bowden

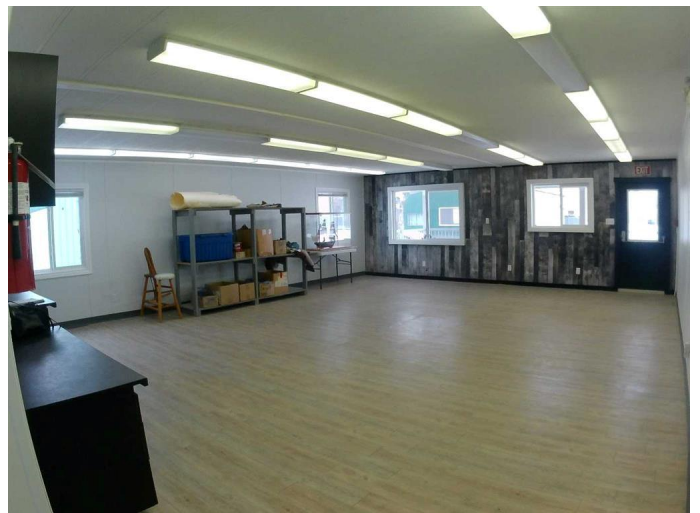
MLS® #A2186699

**\$198,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Bowden, Alberta

Opportunity is knocking on Main Street Bowden to run your own business. Fully Developed with over 1100 square feet that has had a paint refresh, vinyl plank flooring and new windows. As you enter the front door you are met with a large open area with many windows and a bank of cupboards with plenty of counterspace and a sink. Beyond that you will find two washrooms, the mechanical room and a good sized flex space with a rear door. Great curb appeal with the 10x30 covered deck. Flexible Zoning allows for many different uses. Excellent exposure with lots of street parking as well as additional parking space in the rear yard. Bowden is a growing community that is ideally situated on the QEII HWY between Calgary and Red Deer.



## Essential Information

MLS® #	A2186699
Price	\$198,000
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	2012 20 Avenue
Subdivision	NONE

City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

### **Interior**

Heating	Forced Air, Natural Gas
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### **Exterior**

Roof	Asphalt Shingle
Foundation	Piling(s)

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	128
Zoning	C1

### **Listing Details**

Listing Office	RE/MAX ACA Realty
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