

# \$499,900 - 1006 2 Avenue, Dunmore

MLS® #A2179683

**\$499,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.80 Acres

Dunmore Industrial, Dunmore, Alberta

Located along the highly traveled Trans-Canada Highway, this property offers unparalleled visibility and accessibility for both local and passing traffic. This prime location will give your business the exposure it needs to thrive. The property offers two functional buildings with a combination of office, workshop and storage space. With secure fenced yards and flexible layouts it's a fantastic opportunity for business seeking operational space with income generating potential. Whether you are looking to expand your current operations, start a new venture, or invest in a property with dual income streams, this property is the perfect solution. The Property comprises of the 1939 sqft main building with the office, good size workshop with a 12' overhead door, 2 bathrooms, staff room and with storage up in the mezzanine above the office. Building 2 is a 1592 sqft metal shell with a 14' overhead door with a separate man door, a dirt floor, it's a great building for vehicle or machinery storage. Both buildings come with a secured chain link fenced yard with separate gated entrances.

Built in 1980

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2179683  |
| Price     | \$499,900 |
| Bathrooms | 0.00      |



|            |            |
|------------|------------|
| Acres      | 0.80       |
| Year Built | 1980       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1006 2 Avenue      |
| Subdivision | Dunmore Industrial |
| City        | Dunmore            |
| County      | Cypress County     |
| Province    | Alberta            |
| Postal Code | T1B 0H3            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2024 |
| Days on Market | 232                 |
| Zoning         | HC                  |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RIVER STREET REAL ESTATE |
|----------------|--------------------------|

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