

\$629,900 - 2124 20 Street, Delburne

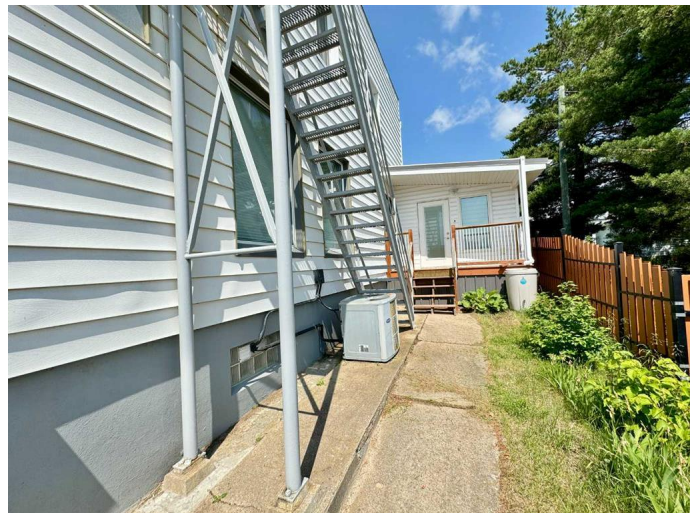
MLS® #A2148908

\$629,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

NONE, Delburne, Alberta

A hard-to-find LIVE-WHERE-YOU-WORK two-story well-maintained building situated on two lots. Built by Bank of Montreal as a local branch with fully operational bank vault and plenty of storage space. Located on the Main Street of Delburne next to the Village office, Medical Centre, Pharmacy, and other amenities. Currently has mixed designation for Commercial/Residential use. Lots of free parking space for guests and clients. Whole building renovated with all new windows, plumbing, electric wiring and 200 Amp services. Extra thick building's walls rest on a full concrete basement with laundry, washroom, other finished rooms and huge lockable concrete walk-in storage. 1,231 sq. ft. main floor commercial area with air-conditioning includes office, multifunctional rooms, two previously certified commercial kitchens, retail space and the vault. Could be easily adjusted for different types of businesses. Three entries - front street with accessibility ramp, back yard, and veranda/living quarters. Upstairs is completely renovated to the studs with new engineering floor throughout. It features 3 bedrooms, full bath washroom with onyx tiles and cork floor, rough-in for laundry, 2 walk-in closets. New kitchen opens to dining room adjacent to big living room with a balcony and outside stairs. Plenty of sun light through new tilt/turn windows. Go to your business without going outside! Big deck connects spacious new veranda/sunroom to fully fenced back yard



with lots of parking space, fruit trees, and vegetable plots. Oversized garage with work bench and lots of shelving provides shelter for a big vehicle with direct exit to the street. Live-in or rent or both – so many options with this unique property!

Built in 1917

Essential Information

| | |
|------------|------------|
| MLS® # | A2148908 |
| Price | \$629,900 |
| Bathrooms | 0.00 |
| Acres | 0.15 |
| Year Built | 1917 |
| Type | Commercial |
| Sub-Type | Business |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2124 20 Street |
| Subdivision | NONE |
| City | Delburne |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T0M 0V0 |

Interior

| | |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 15th, 2024 |
| Days on Market | 306 |
| Zoning | C1 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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.