

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

MLS® #A2144764

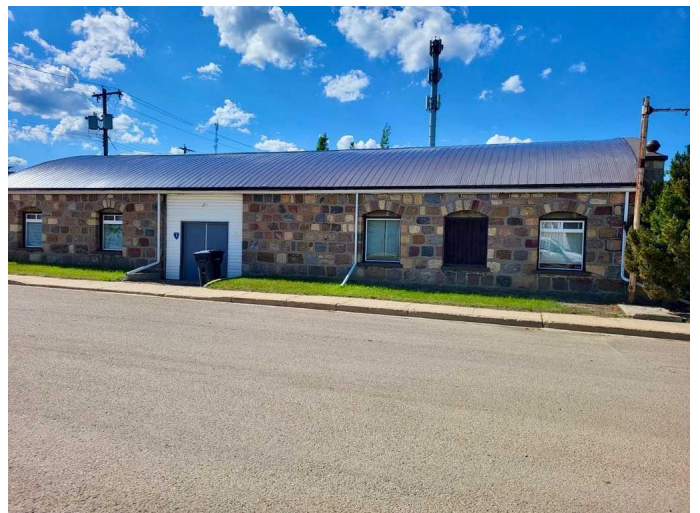
**\$195,000**

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	307
Zoning	C1

## Listing Details

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

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.