

# \$525,000 - 106 Railway Avenue, Cremona

MLS® #A2192659

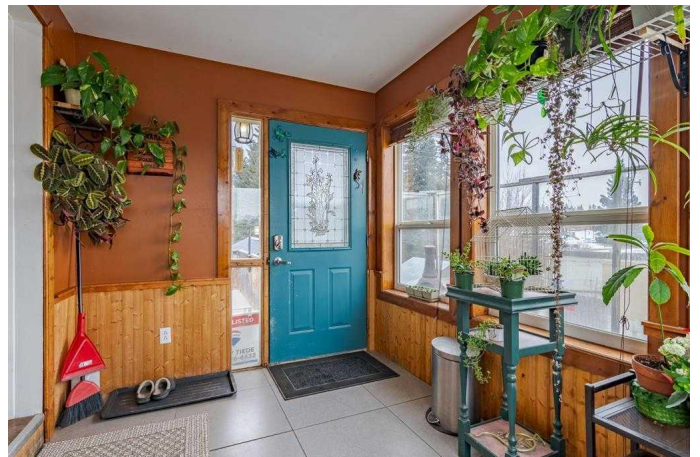
**\$525,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Cremona, Alberta

This spacious commercial building with private living quarters awaits you and your business! Located on 3 lots on the main street of Cremona, the building has been made new with updates and additions throughout the years (1998, 1999 and 2006)! The main business portion is located street side and boasts over 3400 sq feet of space! There is a receiving dock in the back with double doors for convenient deliveries. The room off of the current carport can easily be converted into a garage - and this space has it's own bathroom already! There's also a smaller office (690 sq ft) with it's own entrance that adds another revenue stream into this property! The private living quarters upstairs is over 1800 sq feet and has been well maintained and upgraded! The upstairs was designed with a lot of thoughtful touches including two large bedrooms with their own bathrooms and mountain views, vaulted ceilings, a sun porch off of the living room and plenty of storage! Living on the second level provides privacy, great views and a quick commute to your business downstairs! The large side yard has lots of space to enjoy being outside! New shingles and eaves! Room for a family to enjoy! Lots of options with this property - you can choose to live and work here yourself, or rent all or some of the spaces out, either way you look at it - it's a great investment!

Built in 1950



## Essential Information

MLS® #	A2192659
Price	\$525,000
Bathrooms	0.00
Acres	0.00
Year Built	1950
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	106 Railway Avenue
Subdivision	NONE
City	Cremona
County	Mountain View County
Province	Alberta
Postal Code	T0M 0R0

## Additional Information

Date Listed	February 5th, 2025
Days on Market	86
Zoning	C1

## Listing Details

Listing Office	RE/MAX ACA Realty
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