

# \$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	152
Zoning	HC

### **Listing Details**

Listing Office	RIVER STREET REAL ESTATE
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