

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

MLS® #A2144764

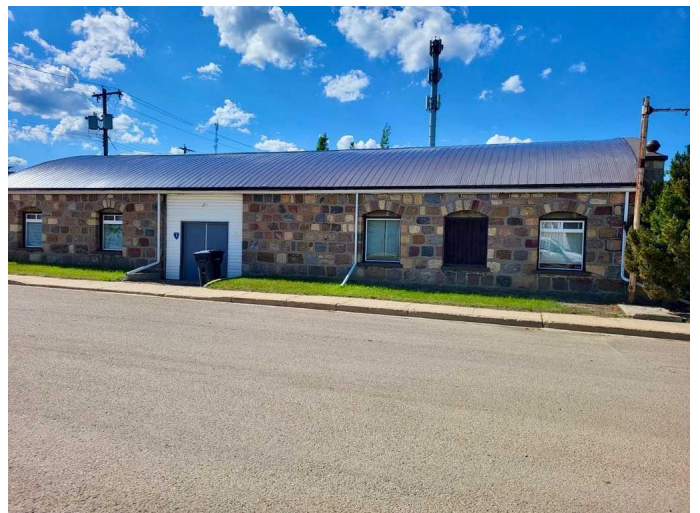
**\$195,000**

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
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## Interior

Heating	Forced Air, Natural Gas
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## Exterior

Roof	Metal
Foundation	Perimeter Wall, Poured Concrete

## Additional Information

Date Listed	June 26th, 2024
Days on Market	324
Zoning	C1

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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