

# \$198,000 - 2012 20 Avenue, Bowden

MLS® #A2259673

**\$198,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Bowden, Alberta

Great opportunity with many options!  
Conveniently situated on Main Street in the great community of Bowden. This building is ready to go with over 1100 square feet that boasts numerous updates including new windows and vinyl plank flooring and is the ideal set-up to finally put your plan into action. The options are many with the flexible C1 zoning. Curb appeal is great and you are sure to make good use out of the 10X30 front covered deck. Plenty of parking on the street as well as off street. Currently there is open space for you to set things up to suit your needs. In place is an extensive bank of cabinets and counters with a sink, 2 - 2 piece washrooms, storage room, shelving and a flex space that would be great for a mud room that is at the rear entrance. Maybe it is time to see if you can make your dream come true?

The town of Bowden offers plenty of opportunity and is conveniently situated between the QE11 highway and highway 2A. It is worth a look!!

## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2259673   |
| Price     | \$198,000  |
| Bathrooms | 0.00       |
| Acres     | 0.00       |
| Type      | Commercial |
| Sub-Type  | Business   |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2012 20 Avenue  |
| Subdivision | NONE            |
| City        | Bowden          |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T0M 0K0         |

### Interior

|         |            |
|---------|------------|
| Heating | Forced Air |
| Cooling | None       |

### Exterior

|            |           |
|------------|-----------|
| Foundation | Piling(s) |
|------------|-----------|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 29                   |
| Zoning         | C1                   |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | REMAX ACA Realty |
|----------------|------------------|

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