$3,300,000 - 391 N 400 Street E, Raymond

MLS® #A2181598

$3,300,000
0 Bedroom, 0.00 Bathroom,
Commercial on 9.45 Acres

NONE, Raymond, Alberta

Unlock Vast Revenue Potential in Historic Raymond Building!

This restored 39,310 plus sq. ft. building offers endless possibilities. It features a swimming pool, auditorium/gym, elevator, and office spaces, as well as recent upgrades including electrical, and new roofing, The property also includes a heated outbuilding and second living quarters, with a city sewage connection and acres of land for future development.

Located on Hwy 845, this property offers prime visibility and accessibility. It's perfect for various businesses, such as a care facility, recreation center, conference center, hotel, campground, or tourism center.
Estimated Reconstruction value is at 13 million dollars at $300/sq ft!

A rare opportunity to own a piece of history and create a thriving business!

Built in 1920

Essential Information

MLS® #	A2181598
Price	$3,300,000
Bathrooms	0.00
Acres	9.45
Year Built	1920
Type	Commercial

| Sub-Type | Mixed Use |
| Status | Active |

Community Information

Address	391 N 400 Street E
Subdivision	NONE
City	Raymond
County	Warner No. 5, County of
Province	Alberta
Postal Code	T1J 4B3

Amenities

| Parking Spaces | 46 |

Interior

| Heating | Boiler, Natural Gas |
| Cooling | Partial |

Exterior

Roof	Shingle
Construction	Stucco, Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	December 3rd, 2024
Days on Market	151
Zoning	C-1

Listing Details

| Listing Office | REAL BROKER |