

# \$534,000 - 19 Broadway N, Raymond

MLS® #A2184291

**\$534,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

NONE, Raymond, Alberta

Tremendous opportunity to purchase a mixed-use commercial building fully leased in the heart of downtown Raymond. This prime location on the main street has great exposure and curb appeal. The building was renovated 5 years ago with a total of 3427 sqft and is divided into 3 units all with their own separate entrances and an ample amount of parking in front. All 3 units are generous in size, all with their own 2pc bathrooms and storage. The left, north side unit (A) has 3 offices, a reception area plus back door access to the backyard space. The middle unit (B) has an open plan dining area, a large serving counter with display and storage cabinets plus a fully equipped kitchen in the back. The right, south end unit (C) is the largest of them all with an open reception and retail display area with 3 offices, a storage and utility room, staff area plus a sizable examining room. Investors, this property offers steady income with long-term tenants in a desirable location with many local amenities just steps away. Call your REALTOR® today to view your next investment.

Built in 2000

## Essential Information

MLS® #	A2184291
Price	\$534,000
Bathrooms	0.00



Acres	0.14
Year Built	2000
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	19 Broadway N
Subdivision	NONE
City	Raymond
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K2S0

### Additional Information

Date Listed	January 10th, 2025
Days on Market	245
Zoning	Commercial

### Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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