SALIENT DATA

Name of Facility **Building in Carseland, AB**

Address: **104 Railway Avenue, Carseland**

Size in sq. ft. **1,700 sq. ft.**

Lease Information:

Rate per sq. ft. **Building is currently rented out for $1,100 per month.**

Financing: **Treat as clear title.**

General comments: THIS IS A RARE FIND! Former Carseland Post Office for sale. LIVE AND WORK IN THE SAME PLACE! Live upstairs, run your business downstairs! This gem of a heritage building was COMPLETELY renovated in 2015, passed all inspections with flying colors and has too much done to list it all. Some highlights are:New windows, new floors, new high efficiency furnace, new roof, new bathroom, new siding, completely new electrical with 200 amp panel, new plumbing, new gas, new washer, new dryer, new kitchen, new dishwasher, new doors, smoke detectors.On the mainfloor is a large retail area that can double as a living room, a storage room, bathroom, large kitchen, hallway. Upstairs is a bedroom and bonus room. Building has a nice backyard with back alley access for deliveries.NOTE: THE BUILDING IS CURRENTLY RENTED OUT FOR $1100/month. Please do not disturb tenants, contact listing agent.

ASKING PRICE: **$175,000**

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