

\$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.

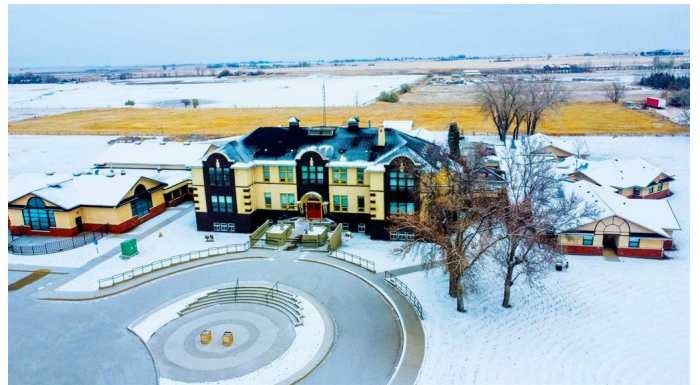
Estimated Reconstruction value is at 13 million dollars at \$300/sq ft!

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 141
Zoning C-1

Listing Details

Listing Office REAL BROKER

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