# \$180,000 - 27 Railway Avenue S, Marwayne

MLS® #A2236602

## \$180,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Marwayne, Marwayne, Alberta

Presenting this well kept mixed-use property, situated on 4 lots in a prime location. downtown Marwayne. Construction of this 3432 sq ft building was completed in 1940, using hand carved stone brought from the North Saskatchewan River valley. Originally used for a farm implements dealership and garage, but has since been retrofitted into a 2200 sq ft retail space in the front, and a separate 1232 sq ft residence with private entrance in the back. The front retail space is currently vacant, and offers a wide range of uses, with plumbing available, and updated furnace and electrical system. The residence is a one bedroom, with an additional flex space available, large bathroom and open concept kitchen and living room. Upgrades include a brand new (2024) metal roof on the main building and double detached, heated garage, additional insulation, windows, flooring, plumbing and electrical. The residential suite is currently rented for \$1100 a month, utilities included. The owner reports utilities for the entire property totaled \$6400 for 12 months. New owners could take this classic building in several directions, utilizing the front space for retail, professional office or services, craft or studio space, or even a coffee and sandwich shop.







Built in 1940

#### **Essential Information**

MLS® # A2236602 Price \$180,000

Bathrooms 0.00 Acres 0.00 Year Built 1940

Type Commercial Sub-Type Mixed Use

Status Active

# **Community Information**

Address 27 Railway Avenue S

Subdivision Marwayne
City Marwayne

County Vermilion River, County of

Province Alberta
Postal Code T0B 2X0

Interior

Heating Forced Air, Natural Gas

**Exterior** 

Roof Metal

Foundation Poured Concrete, Perimeter Wall

### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 125 Zoning C1

## **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER

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