

# \$179,900 - 5 S 1 St W, Magrath

MLS® #A2250596

**\$179,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.18 Acres

NONE, Magrath, Alberta

Great opportunity to purchase a commercial building in Magrath, AB. Last use was an office but has been a restaurant in the past. Fantastic location, located on Magrath's main street and close to the schools and downtown amenities. There are currently 3 separate offices on the main floor along with an open reception area and back office. There is also a little staff area and a 3 piece bathroom including a shower. The basement has 3 more small rooms plus a large one and then two more open areas for storage etc. The a/c is on the roof and the sump pump is under the stairs. With all the potential this building has to offer the possibilities are endless including the possibility to lease. Check it out soon!

Built in 1961

## Essential Information

MLS® #	A2250596
Price	\$179,900
Bathrooms	0.00
Acres	0.18
Year Built	1961
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	5 S 1 St W
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Subdivision	NONE
City	Magrath
County	Cardston County
Province	Alberta
Postal Code	T0K 1J0

### **Amenities**

Parking Spaces	10
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### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Lot Description	Corner Lot, Paved, Street Lighting
Roof	Flat Torch Membrane
Construction	Wood Siding
Foundation	Block

### **Additional Information**

Date Listed	August 25th, 2025
Zoning	C1 Central Commercial

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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