

# \$629,900 - 2124 20 Street, Delburne

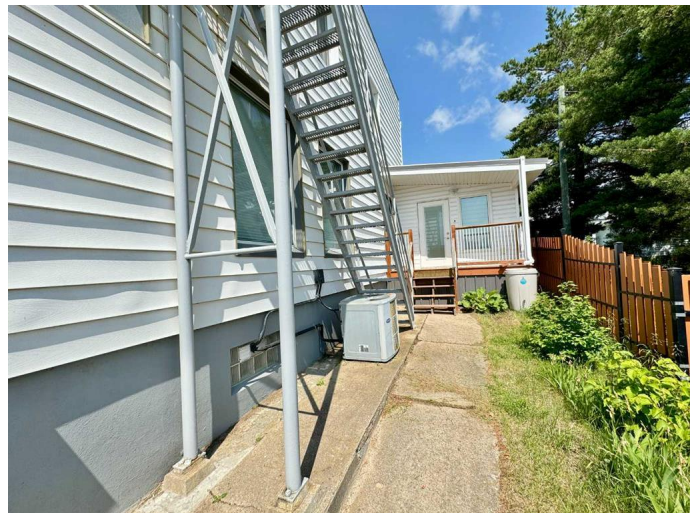
MLS® #A2148908

**\$629,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

NONE, Delburne, Alberta

A hard-to-find LIVE-WHERE-YOU-WORK two-story well-maintained building situated on two lots. Built by Bank of Montreal as a local branch with fully operational bank vault and plenty of storage space. Located on the Main Street of Delburne next to the Village office, Medical Centre, Pharmacy, and other amenities. Currently has mixed designation for Commercial/Residential use. Lots of free parking space for guests and clients. Whole building renovated with all new windows, plumbing, electric wiring and 200 Amp services. Extra thick building's walls rest on a full concrete basement with laundry, washroom, other finished rooms and huge lockable concrete walk-in storage. 1,231 sq. ft. main floor commercial area with air-conditioning includes office, multifunctional rooms, two previously certified commercial kitchens, retail space and the vault. Could be easily adjusted for different types of businesses. Three entries - front street with accessibility ramp, back yard, and veranda/living quarters. Upstairs is completely renovated to the studs with new engineering floor throughout. It features 3 bedrooms, full bath washroom with onyx tiles and cork floor, rough-in for laundry, 2 walk-in closets. New kitchen opens to dining room adjacent to big living room with a balcony and outside stairs. Plenty of sun light through new tilt/turn windows. Go to your business without going outside! Big deck connects spacious new veranda/sunroom to fully fenced back yard



with lots of parking space, fruit trees, and vegetable plots. Oversized garage with work bench and lots of shelving provides shelter for a big vehicle with direct exit to the street. Live-in or rent or both – so many options with this unique property!

Built in 1917

### Essential Information

MLS® #	A2148908
Price	\$629,900
Bathrooms	0.00
Acres	0.15
Year Built	1917
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	2124 20 Street
Subdivision	NONE
City	Delburne
County	Red Deer County
Province	Alberta
Postal Code	T0M 0V0

### Interior

Cooling	Central Air
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### Additional Information

Date Listed	July 15th, 2024
Days on Market	336
Zoning	C1

### Listing Details

Listing Office	Century 21 Advantage
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