

# \$365,000 - 230 2 Street, Irricana

MLS® #A2198029

**\$365,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.11 Acres

NONE, Irricana, Alberta

PIZZA! Own a WELL ESTABLISHED PIZZA BUSINESS, THE BUILDING AND LIVING QUARTERS. This is a stand alone building located on the main business street in Irricana. At one time, this business had 32 people seating and a liquor license. With the onset of Covid, the business went to TAKE OUT ONLY and boy - it's been POPULAR. Lots of CATERING to schools and local businesses, in addition to the walk-ins and regular customers. It takes years to establish a clientele and build a SOLID REPUTATION and it's HERE... ready for you to take over. The upstairs has a cozy 2 bedroom suite with small kitchen, livingroom and diningroom area in addition to a 4 piece bathroom. Live and work with ZERO commute. Price includes BUILDING, all equipment, fixtures, and trade name. Sellers retiring, EXCELLENT OPPORTUNITY & VALUE.

Built in 1928

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2198029   |
| Price      | \$365,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.11       |
| Year Built | 1928       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 230 2 Street      |
| Subdivision | NONE              |
| City        | Irricana          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M1B0            |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

## Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | City Lot, Low Maintenance Landscape, Street Lighting |
| Roof            | Metal  |
| Construction    | Stucco   |
| Foundation      | Slab   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 109             |
| Zoning         | CBD             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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