



## 114 Centre Street N, Sundre, Alberta - \$565,000



Main Photo

### Property Description

Investor Alert! Mailbox income in the downtown core of Sundre that houses a Florist and 30 Indoor Temperature Regulated Storage Units that are fully rented. This generates a nearly 7% cap. rate that can be increased over time. Absentee Management is a real plus but there is an office that is available to the owner. The High Security Monitoring System sends a notification when the storage area of the building is accessed and provides CCTV recording. Buyer must accept all tenancies until 08/31/2026 but is available for quick possession to the right buyer. Call for a private tour.

### REALTOR Referral





REALTOR®

**Mobile:** N/A

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**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Royal LePage Blue Sky*



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