

# \$99,900 - 23 Railway Avenue N, Marwayne

MLS® #A2211715

**\$99,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.23 Acres

Marwayne, Marwayne, Alberta

Look at this exceptional opportunity for anyone wishing to strike out on their own and become their own boss!! This 1417 square foot commercial building in Marwayne is more affordable than anything else in its class on the market for sale today! Multi-use space which can be bought and revamped to an entirely different use- retail, office among many uses, or utilize the space the way it is currently set up and take over the Marwayne and district hair salon business. Improvements completed over the years including a new furnace in 2012, hot water tank in 2017 and shingles in 2020.... There is nothing that needs to be done in this space- this property is extremely well maintained and ready for new ownership. That's not all, for those people looking for more space, or to convert the building to include warehouse space, buyers will be pleased to see the large block of land that is included with this parcel- grow this location to whatever size warehouse you need in the future. For anyone wishing to move into this building and start where the current ownership has left off, inventory and equipment for the gift shop and the hair salon can be purchased in addition to the building for an additional \$25,000.00

Built in 1985

## Essential Information

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Price	\$99,900
Bathrooms	0.00
Acres	0.23
Year Built	1985
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	23 Railway Avenue N
Subdivision	Marwayne
City	Marwayne
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

### Amenities

Parking Spaces	5
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### Interior

Heating	Floor Furnace
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### Exterior

Construction	Wood Frame
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### Additional Information

Date Listed	April 14th, 2025
Days on Market	11
Zoning	Commercial

### Listing Details

Listing Office	MUSGRAVE AGENCIES
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