

\$3,300,000 - 391 N 400 Street E, Raymond

MLS® #A2181598

\$3,300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 9.45 Acres

NONE, Raymond, Alberta

Unlock Vast Revenue Potential in Historic
Raymond Building!

This restored 39,310 plus sq. ft. building offers endless possibilities. It features a swimming pool, auditorium/gym, elevator, and office spaces, as well as recent upgrades including electrical, and new roofing. The property also includes a heated outbuilding and second living quarters, with a city sewage connection and acres of land for future development.

Located on Hwy 845, this property offers prime visibility and accessibility. It's perfect for various businesses, such as a care facility, recreation center, conference center, hotel, campground, or tourism center.

Estimated Reconstruction value is at 13 million dollars at \$300/sq ft!

A rare opportunity to own a piece of history and create a thriving business!

Built in 1920

Essential Information

MLS® #	A2181598
Price	\$3,300,000
Bathrooms	0.00
Acres	9.45
Year Built	1920
Type	Commercial



Sub-Type	Mixed Use
Status	Active

Community Information

Address	391 N 400 Street E
Subdivision	NONE
City	Raymond
County	Warner No. 5, County of
Province	Alberta
Postal Code	T1J 4B3

Amenities

Parking Spaces	46
----------------	----

Interior

Heating	Boiler, Natural Gas
Cooling	Partial

Exterior

Roof	Shingle
Construction	Stucco, Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	December 3rd, 2024
Days on Market	145
Zoning	C-1

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.