

# \$474,900 - 122 Main Street, Chauvin

MLS® #A2179788

**\$474,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Chauvin, Alberta

An excellent opportunity to own and operate a well maintained, small business in Chauvin. The property is located on Main Street with excellent visibility and endless possibilities to expand retail sales. The building boasts over 5,000 sq ft of space. Currently, it is multi-purpose and includes a large grocery/convenience store, an approx. 835 sq ft. liquor store, installed in 2021, a bottle depot with a large storage/utility area. An added advantage is the 900 sq ft., 2 bedroom living quarters which includes a small office, galley kitchen, laundry in 4 piece bath and a spacious living room that was built on site in 2014. The liquor store, grocery store, bottle depot and suite have separate entrances and power panels. Possible additional retail uses could include manufacturing for trades like finishing carpentry, a small coffee shop or lounge. Recent upgrades include extra teleposts in the basement, some subfloor and flooring updated in the grocery store. The business has a security cigarette cupboard. Security roller blinds along the front windows and doors have been installed and provide extra piece of mind. It is the only liquor/convenience store in the village and surrounding area.

Built in 1955

## Essential Information

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Price	\$474,900
Bathrooms	0.00
Acres	0.00
Year Built	1955
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	122 Main Street
Subdivision	NONE
City	Chauvin
County	Wainwright No. 61, M.D. of
Province	Alberta
Postal Code	T0B 0V0

### Additional Information

Date Listed	November 15th, 2024
Days on Market	188
Zoning	Commercial

### Listing Details

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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