

# \$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.

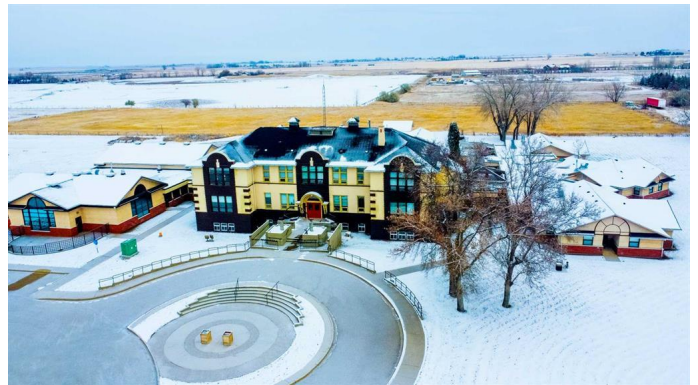
Estimated Reconstruction value is at 13 million dollars at \$300/sq ft!

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 | 140                |
| Zoning         | C-1                |

### Listing Details

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

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