

\$365,000 - 230 2 Street, Irricana

MLS® #A2198029

\$365,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.11 Acres

NONE, Irricana, Alberta

PIZZA! Own a WELL ESTABLISHED PIZZA BUSINESS, THE BUILDING AND LIVING QUARTERS. This is a stand alone building located on the main business street in Irricana. At one time, this business had 32 people seating and a liquor license. With the onset of Covid, the business went to TAKE OUT ONLY and boy - it's been POPULAR. Lots of CATERING to schools and local businesses, in addition to the walk-ins and regular customers. It takes years to establish a clientele and build a SOLID REPUTATION and it's HERE... ready for you to take over. The upstairs has a cozy 2 bedroom suite with small kitchen, livingroom and diningroom area in addition to a 4 piece bathroom. Live and work with ZERO commute. Price includes BUILDING, all equipment, fixtures, and trade name. Sellers retiring, EXCELLENT OPPORTUNITY & VALUE.

Built in 1928

Essential Information

| | |
|------------|------------|
| MLS® # | A2198029 |
| Price | \$365,000 |
| Bathrooms | 0.00 |
| Acres | 0.11 |
| Year Built | 1928 |
| Type | Commercial |
| Sub-Type | Business |
| Status | Active |



Community Information

| | |
|-------------|-------------------|
| Address | 230 2 Street |
| Subdivision | NONE |
| City | Irricana |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T0M1B0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |

Exterior

| | |
|-----------------|--|
| Lot Description | City Lot, Low Maintenance Landscape, Street Lighting |
| Roof | Metal |
| Construction | Stucco |
| Foundation | Slab |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 3rd, 2025 |
| Days on Market | 136 |
| Zoning | CBD |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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