



# 186007 Priddis Valley Road Rural Foothills County Alberta

\$2,399,000

Landmark Property located in Priddis, Foothills County, Alberta. An opportunity for an entrepreneur to own this unique property consisting of Land, Buildings, General /Liquor Store and Gas Station Business. Situated in the heart of Priddis, with easy access from Highway 22X and a short 20-minute drive from SW Calgary. The property consists of 2 separate buildings - Smaller building houses the General /Liquor Store and Gas Station business. Additionally, the property features a separate building known as Priddis Plaza with 5 Commercial Bays on Ground Floor ranging in size from 700 sq. ft to 2300 sq. ft providing diverse opportunities for different types of businesses. Current Tenants are a Restaurant /Bar and Florist. There are 3 residential apartments on the second floor and fully leased out. These apartments boast desirable amenities like wood-burning fireplaces, 1.5 bathrooms, in-suite laundry, and Large Balconies - making them highly desirable for potential tenants. Across from the Plaza is Priddis Community Association Center and Outdoor Hockey Ice Rink. With its strategic location serving Priddis and the surrounding acreages and subdivisions, this unique investment property presents an excellent chance to generate solid returns and capitalize on the thriving local market. (id:6769)

Listing Presented By:



Originally Listed by:  
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