

# \$130,000 - 208 Main Street, Bruce

MLS® #E4386280

**\$130,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Bruce, Bruce, AB

Prime Commercial Frontage in Bruce!!  
Situating on 0.37 acres on Main Street and built in 2008, this 2052 sq ft commercial building is sure to catch ones eye. Previously used for retail and featuring a large common area, commercial kitchen with suppression system, 2 public bathrooms and loading door. Live/work potential as the property is also set up for living accommodations with a private 3 pc bathroom. A spacious front deck provides wheelchair access while the back deck can assist with the loading door. ICF foundation, low yearly taxes, central AC, 30 amp exterior plug, and plenty of room to expand make this an absolute must see.

Built in 2008

## Essential Information

MLS® #	E4386280
Price	\$130,000
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Retail
Status	Active

## Community Information

Address                208 Main Street



Area	Bruce
Subdivision	Bruce
City	Bruce
County	ALBERTA
Province	AB
Postal Code	T0B 0R0

### Exterior

Exterior	Vinyl, Wood Frame
Construction	Vinyl, Wood Frame

### Additional Information

Date Listed	May 8th, 2024
Days on Market	358
Zoning	Zone 80

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Listing information last updated on May 1st, 2025 at 2:17pm MDT