

## \$384,900 - 22 State Avenue, Fort Assiniboine

MLS® #E4423955

**\$384,900**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Fort Assiniboine, Fort Assiniboine, AB

This prime commercial building offers a fantastic opportunity for business owners or investors. Located on Main Street, and steps away from the river, it features two long term tenants, with room for additional units or expansion. The upstairs offers a spacious living area, with two bedrooms, ideal for owners or tenants, providing comfort and convenience above the businesses. Has a 24 x 32 detached garage for indoor vehicle parking. Additionally, the property includes a large storage area, perfect for inventory or equipment. With high visibility and easy access to foot traffic, this location is perfect for retail, office, or service-based businesses. Whether you're looking to open your own business or lease the commercial spaces for income, this property offers excellent potential. The building's prime location, combined with the opportunity for growth and additional revenue, makes this an ideal investment. Don't miss your chance to own a piece of real estate with both commercial and residential appeal!

Built in 1940

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4423955  |
| Price     | \$384,900 |
| Bathrooms | 0.00      |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1940                   |
| Type       | Business with Property |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 22 State Avenue  |
| Area        | Fort Assiniboine |
| Subdivision | Fort Assiniboine |
| City        | Fort Assiniboine |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T0G 1A0          |

### Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 158             |
| Zoning         | Zone 70         |

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Listing information last updated on August 8th, 2025 at 11:02pm MDT