

## **\$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	145
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 27th, 2025 at 9:02am MDT