

# \$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	360
Zoning	Zone 80

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 May 3rd, 2025 at 5:32am MDT