

# \$385,000 - 230 2 Street, Irricana

MLS® #A2198029

**\$385,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.11 Acres

NONE, Irricana, Alberta

PIZZA! Own a WELL ESTABLISHED PIZZA BUSINESS, THE BUILDING AND LIVING QUARTERS. This is a stand alone building located on the main business street in Irricana. At one time, this business had 32 people seating and a liquor license. With the onset of Covid, the business went to TAKE OUT ONLY and boy - it's been POPULAR. Lots of CATERING to schools and local businesses, in addition to the walk-ins and regular customers. It takes years to establish a clientele and build a SOLID REPUTATION and it's HERE... ready for you to take over. The upstairs has a cozy 2 bedroom suite with small kitchen, livingroom and diningroom area in addition to a 4 piece bathroom. Live and work with ZERO commute. Price includes BUILDING, all equipment, fixtures, and trade name. Sellers retiring, EXCELLENT OPPORTUNITY & VALUE.

Built in 1928

## Essential Information

MLS® #	A2198029
Price	\$385,000
Bathrooms	0.00
Acres	0.11
Year Built	1928
Type	Commercial
Sub-Type	Business
Status	Active



## Community Information

Address	230 2 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

## Amenities

Parking Spaces	2
----------------	---

## Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

## Exterior

Lot Description	City Lot, Low Maintenance Landscape, Street Lighting
Roof	Metal
Construction	Stucco
Foundation	Slab

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	67
Zoning	CBD

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.