

# \$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
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## 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	51
Zoning	CBD

## Listing Details

Listing Office	CIR Realty
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