

\$470,000 - 122 Main Street, Chauvin

MLS® #E4463289

\$470,000

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

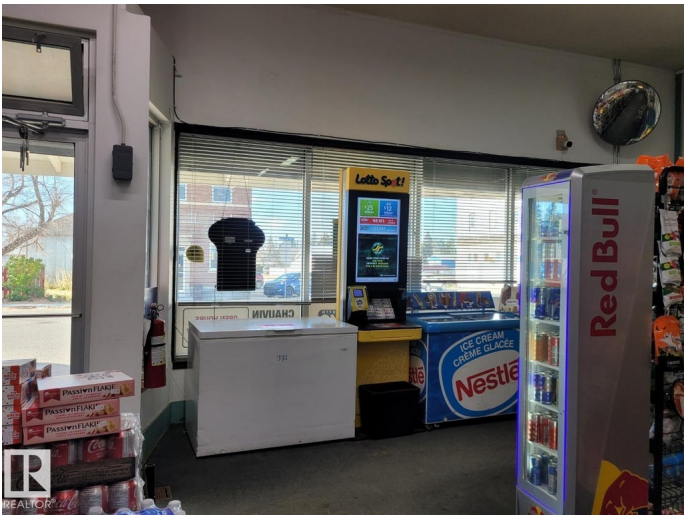
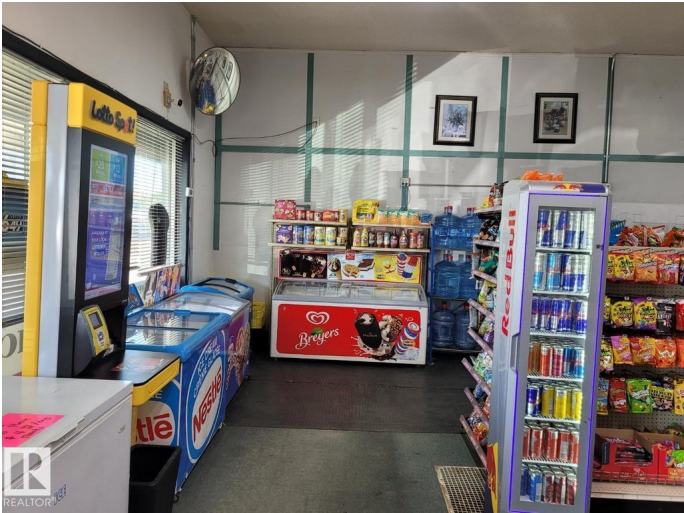
Chauvin, Chauvin, AB

Rare Opportunity in Chauvin! This corner-lot commercial property features a thriving grocery, liquor store (about 835 sqft added in 2021), and bottle depot—serving as the only liquor/convenience store in town. The building includes a spacious 2-bedroom residential suite built in 2014, complete with full bath, kitchen, living room, office, and an additional half bath in the basement. Seamlessly combining business and living, this setup offers operational efficiency and income potential. Located in a welcoming community with K school access, this property is ideal for owner-operators seeking stability and growth. Recent upgrades include tele posts in the basement, new subflooring, and security roller blinds. With strong local demand and no direct competition, this is your chance to own a multi-purpose asset in a high-visibility location.

Built in 1955

Essential Information

MLS® #	E4463289
Price	\$470,000
Bathrooms	0.00
Acres	0.00
Year Built	1955
Type	Business with Property
Status	Active



Community Information

Address	122 Main Street
Area	Chauvin
Subdivision	Chauvin
City	Chauvin
County	ALBERTA
Province	AB
Postal Code	T0B 0V0

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	October 23rd, 2025
Days on Market	5
Zoning	Zone 80

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Listing information last updated on October 28th, 2025 at 3:17pm MDT