

# \$235,000 - 525 Illingworth Avenue, Suffield

MLS® #A2218396

**\$235,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.82 Acres

NONE, Suffield, Alberta

Welcome to a rare and versatile property in the quiet community of Suffield—just minutes from Medicine Hat—where opportunity meets imagination. Situated right along Highway #1, the location offers unbeatable visibility for entrepreneurs and convenient access for commuters. Spanning 11 lots, the property includes: A 1,634 sq ft building, currently outfitted as a fully equipped commercial kitchen (kitchen equipment can be purchased in addition to the property)—perfect for catering, events, or converting into a one-of-a-kind residence, eight fully serviced RV/camping stalls —ideal for guest hosting, weekend rentals, or income generation, Two additional vacant lots with room to expand, create, or enjoy some extra space, Leveled gravel areas and ample parking throughout Zoned both Residential/Commercial, 11 lots, Hwy #1 Exposure, Income Potential, Flexible Use—Opportunities like this don't come up often—book your private showing today and explore the potential for yourself!

Built in 1986

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2218396  |
| Price      | \$235,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.82      |
| Year Built | 1986      |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Mixed Use  |
| Status   | Active     |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 525 Illingworth Avenue |
| Subdivision | NONE                   |
| City        | Suffield               |
| County      | Cypress County         |
| Province    | Alberta                |
| Postal Code | T0J 2N0                |

### Amenities

|                |    |
|----------------|----|
| Parking Spaces | 10 |
|----------------|----|

### Interior

|         |             |
|---------|-------------|
| Heating | Forced Air  |
| Cooling | Central Air |

### Exterior

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Mixed           |
| Foundation   | None            |

### Additional Information

|                |                        |
|----------------|------------------------|
| Date Listed    | May 6th, 2025          |
| Days on Market | 2                      |
| Zoning         | HR, Hamlet Residential |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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