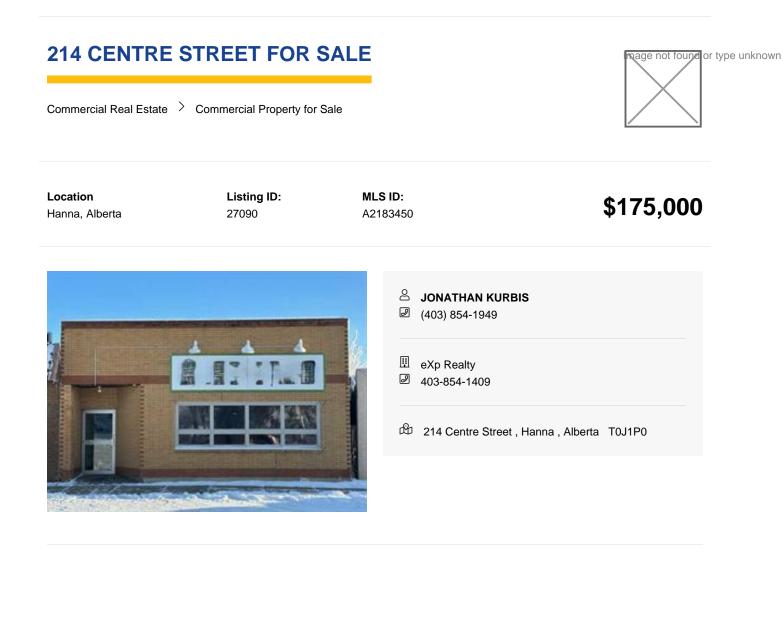


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Transaction Type	Days On Market	Zoning
For Sale	199	C1
Subdivision	Year Built	Structure Type
Hanna	1965	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	6133AW
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Electric
3000.00	278.71	100 Amp Service
Inclusions	Restrictions	Reports

Inclusions 4 Channel Security Camera System

Restrictions None Known e, Three Phase

Reports None

Exceptional Commercial/Retail Property for Sale in Hanna, AB - 3,000 sq/ft of Potential! Don't miss out on this fantastic opportunity to own a versatile commercial space in the heart of Hanna! This well-maintained 3,000 sq/ft property has been recently updated, offering both functionality and modern comfort. Equipped with two Roof Top Units, the building provides efficient heating and cooling for year-round convenience. The layout features a generous retail space at the front, perfect for showcasing your business, with a dedicated, enclosed work area just behind. Additionally, the property includes two private office rooms, ideal for administrative tasks or team collaboration. A large loading dock area with a roll-up garage door opens directly to the alley, making deliveries and logistics seamless. For added security and peace of mind, a four-channel security camera system is included with the property. Whether you're looking to start a new business or expand your current operations, this space is ready for you to move in and make it your own. Call today to schedule a viewing and explore the potential this property offers!

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