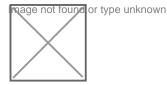


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 9805 99 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Hythe, Alberta Listing ID: 27731

MLS ID: A2095557

\$229,000



**△** WALKER COTE

**(780)** 837-1730

Sutton Group Grande Prairie Professionals

**2** 780-532-7701

🖄 9805 99 Avenue , Hythe , Alberta T0H 2C0

Transaction Type Title Days On Market

For Sale Fee Simple 633

ZoningSubdivisionBuilding TypeAGNONEMixed Use

Year BuiltStructure TypeProperty Type1979WarehouseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Warehouse 9524229 3680.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

341.88 148539 3.41

InclusionsRestrictionsReportsn/aNone KnownAerial Photos

Discover a business opportunity in Hythe's industrial core with this 3,680 sq ft building situated on 3.41 acres. Its strategic location ensures highway visibility, making it an optimal choice for your enterprise. The metal-clad building is equipped with two overhead doors (14 x 18 wide, 14 x 12 wide) and features 500' of open-sided storage and 200' of open-faced storage, all protected by a robust metal-clad roof. Once a thriving lumber yard, this property seamlessly adapts to various commercial ventures. With highway frontage and proximity to rail, it stands out as an ideal location for your business. Additionally, its close proximity to the B.C. border opens doors to regional opportunities. Don't miss the chance to seize the appeal of this prime location—book your viewing and embark on your business journey today!

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