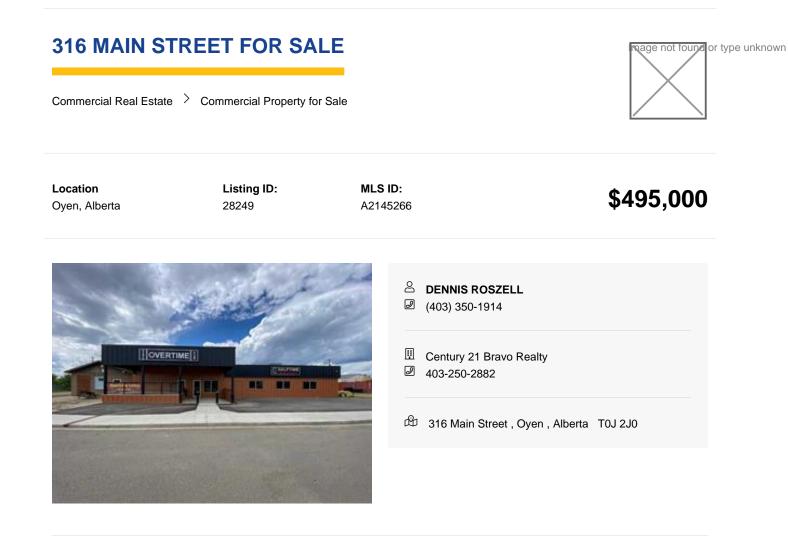


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Transaction Type For Sale

Zoning C-1

Year Built 1985

Property Sub Type Retail

Building Area (Sq. M.) 630.06

Footprint (Sq. Ft.) 6782

Cooling Central Air

Commercial Amenities Exhaust Fan(s), Parking-Extra, Storage

Restrictions None Known Title Fee Simple

Subdivision NONE

Structure Type Retail

Legal Plan 3731CD

Lot Size (Sq. Ft.) 11700

Roof Metal

Reports

None

Heating Central,Forced Air,Natural Gas

Access to Property

Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Gravel Lane,Two-Way Access Days On Market

Building Type Free-Standing

Property Type Commercial

Building Area (Sq. Ft.) 6782.00

Lot Size (Acres) 0.27

Foundation Poured Concrete

Lot Features Back Lane,City Lot,Low Maintenance Landscape,Interior Lot,Street Lighting

Inclusions none

This fully renovated building in 2018 designed to be used as one building or 3 separate demised spaces. Building is divided by a fire wall down the middle, ideally suited for a bar on one side and a restaurant on the other plus an area in the rear that would make an excellent take out Pizza business. This building was previously licensed for 220 person bar /restaurant plus 20 person patio for a total of 240 chairs. The equipment has been removed but the ventilation system and compressor lines are still in place. Substantial long term power construction projects in the area are underway. According to the Oyen's Community Development Strategy and action Plan Oyen and surrounding area are in desperate need of a good restaurant, bar and Pizza business to satisfy the local service gap. With a population of 915 plus large construction crews, Oyen is an amazing business oriented town that is the center of everything in their local arena. Please note: This listing is being administered for online auction by VPIAuctions. Sale terms "Sold as Is Where Is"; "All Sales Are Final"; 10% non-refundable deposit upon being declared high bidder and meeting or exceeding the reserve price. Auction starts Monday November 4, 2024 9:00 AM ends Thursday November 7, 2024 approx. 1:00 PM Visit listing brokerage for details.

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