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316 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Oyen, Alberta

Listing ID:
28249


MLS ID:
A2145266

\$495,000



 **DENNIS ROSZELL**
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 Century 21 Bravo Realty
 403-250-2882

 316 Main Street , Oyen , Alberta T0J 2J0

Transaction Type For Sale	Title Fee Simple	Days On Market 307
Zoning C-1	Subdivision NONE	Building Type Free-Standing
Year Built 1985	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 3731CD	Building Area (Sq. Ft.) 6782.00
Building Area (Sq. M.) 630.06	Lot Size (Sq. Ft.) 11700	Lot Size (Acres) 0.27
Footprint (Sq. Ft.) 6782	Roof Metal	Foundation Poured Concrete
Cooling Central Air	Heating Central,Forced Air,Natural Gas	Lot Features Back Lane,City Lot,Low Maintenance Landscape,Interior Lot,Street Lighting
Commercial Amenities Exhaust Fan(s),Parking-Extra,Storage	Access to Property Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Gravel Lane,Two-Way Access	Inclusions none
Restrictions None Known	Reports 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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