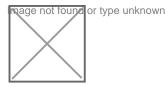


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 10004 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Hythe, Alberta Listing ID: 28396

MLS ID: A2154212

\$695,000



- **DUAYNE PETERSON**
- **2** (780) 402-9083
- RE/MAX Grande Prairie
- **2** 780-538-4747
- 10004 100 Street , Hythe , Alberta T0H 2C0

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

457

Zoning

C1

Subdivision

NONE

**Building Type** 

Commercial Mix,Free-Standing,Mixed Use,Retail,Sports and Recreation

Year Built

1954

Structure Type

Mixed Use

Property Type Commercial

**Property Sub Type** 

Mixed Use

Legal Plan Building Area (Sq. Ft.)

10000.00

Building Area (Sq. M.)

929.02

Lot Size (Sq. Ft.)

17700

682EO

Lot Size (Acres)

0.41

Footprint (Sq. Ft.)

5000

**Construction Type** 

Concrete

Roof Metal

Foundation

**Poured Concrete** 

Cooling

Central Air

Heating

Forced Air, Natural Gas

**Access to Property** 

Accessible to Major Traffic Route, Back Alley Access, Direct Access, On Major

Traffic Route, Paved Road

Inclusions

equipment and fixtures to operate

business

Restrictions
None Known

Reports

Appraisal

Here is a once in a lifetime business opportunity in a small, safe Northern Alberta community. Big beautiful building with the potential for two businesses in one! Housed in an area landmark, this building, built in 1954 has undergone extensive renovations from the underground up. Most everything has been rebuilt or replaced with the exception of certain "character" features. Furnaces, A/C, plumbing, electrical, windows and doors have all been replaced. A recent appraisal gave the building an effective age of 10 years old due to all the updates. The businesses: Paying homage to the original intent of the building, the basement contains one of Alberta's oldest operating bowling alleys, one of the few remaining wood lane bowling alleys left in the province. These unique lanes bring bowlers from throughout the area to experience and to practice on. "Fatboys Bowling, Billiards & Games" also includes pool tables, arcade games and vending machines and is licensed so you can sit down and have a refreshment between games. Upstairs, you can let your imagination run wild, close to 5000 square feet of space to do as you dream. What was recently a collectable/gift shop will be emptied out and provide you will wide open space. Would be great space for a retail venture, but could be converted to multiple purposes. Retail, service industry, office space would all be great uses. Situated along Highway 43 in Hythe, Alberta, home to a vibrant oil and gas field and a large agricultural area, it is also along a major feeder highway to the Alaska Highway. Come and see what you do with this property.

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