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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**
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 780-538-4747

 10004 100 Street , Hythe , Alberta T0H 2C0

Transaction Type For Sale	Title Fee Simple	Days On Market 333
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 682EO	Building Area (Sq. Ft.) 10000.00
Building Area (Sq. M.) 929.02	Lot Size (Sq. Ft.) 17700	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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