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ARTS AND ENTERTAINMENT, PROFESSIONAL/OFFICE, REAL ESTATE, RENTAL, RETAIL FOR SALE



Businesses and Franchises for Sale > Business for Sale

Location

Innisfail, Alberta

Listing ID:



29545



MLS ID:


A2184766

\$469,000



 **DEREK AUSTIN**
 (403) 597-2871

 Century 21 Advantage
 403-346-0021

 4939 50 Street , Innisfail , Alberta T4G1S9

Transaction Type

For Sale

Title

Fee Simple

Days On Market

70

Business Name

Century Theatre Company

Business TypeArts and
Entertainment,Professional/Office,Real
Estate,Rental,Retail**Zoning**

CB

Subdivision

Downtown Innisfail

Building Type

Commercial Mix,Old Time,See Remarks

Year Built

1928

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Business

Legal Plan

L

Building Area (Sq. Ft.)

9161.00

Building Area (Sq. M.)

851.08

Lot Size (Sq. Ft.)

7438

Lot Size (Acres)

0.17

Footprint (Sq. Ft.)

7108

Construction Type

Brick,Concrete,Mixed,See Remarks

Roof

Flat Torch Membrane,Metal,Mixed

Foundation

Poured Concrete

Cooling

None

HeatingBaseboard,Boiler,Central,Forced Air,Hot
Water,Natural Gas,Zoned**Lot Features**

Back Lane,City Lot,Street Lighting

Commercial AmenitiesEmergency Lighting,Parking-
Extra,Storefront**Access to Property**

On Major Traffic Route,Paved Lane

InclusionsAll digital movie equipment . All
concession equipment. If buyer would
like certain items to stay write it in offer .**Restrictions**

See Remarks

ReportsBuilding Plans,Environmental Phase
1,Formal Lease,Property
Disclosure,Rent Roll,RPR,Tenancy
Schedule

Theatre , Historic (built in 1928) 9000 +/- sq ft building . Let your creativity flow. Operated for almost a Century as a Live Entertainment center and Movie Theatre (digital equipment). Excellent location in downtown Innisfail on Main Street. Presently 3 revenue streams with the Auditorium as a future 4th 1./Residential apartment, 2./Retail store, 3./Lobby area. Presently the Auditorium is not being operated. Main lobby has ticket counter, concession area with glass counters and display case plus stainless sink counter , all Equipment included. Also has office area , numerous windows , and storage room. Auditorium has EXCELLENT ACOUSTICS (ask Gord Bamford or Brett Kissell to name a few) and is also set up for movies (2D and 3D)all Digital equipment as well as the Drop down Screen . Seating area is 60 ' by 36' 10 " , Ceiling is around 16 ft high and is hand painted tin , 60 Upgraded Seats with cup holders and 170 regular seats on a sloped floor plus space for handicapped patrons. 2 handicapped accessible bathrooms. Screen is 28'11"x 15' and lifts up for live shows on the 36' 10" x 16' stage. There is a back stage plus huge storage and work areas on both sides of the auditorium. There is also a Sound ,light control room plus concession storage room . Other events held in Theatre space include , birthdays, private rentals, company appreciation nights, power point presentations, group rentals, even weddings, capacity for 270+ people. It may be possible to have two movie screens. Upper Rental suite is around 1100 sq ft w/ 2 bedrooms, office , kitchen ,laundry , 4 pce bath and living room (present tenant 8 yrs) All windows replaced . COCO vap leases West unit Street level which is 900 +/- sq. ft , it has front retail area , two offices and large common area , 2 pce bathroom(lease in place) Lots of potential, I would say an Entrepreneurs dream . Historic designation for the building may be possible. Century Theatre Company has owned and operated the building for 25 yrs. GST is applicable. More information in supporting documents (also copies of original plans). Seller may consider financing. Note some upgrades in progress.

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