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40 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Big Valley, Alberta



Listing ID:
30169


MLS ID:
A2210773

\$62,500



 **CHAD DALSIN**
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 40 Main Street , Big Valley , Alberta T0J 0G0

Transaction Type For Sale	Title Fee Simple	Days On Market 78
Zoning C	Subdivision NONE	Building Type Retail
Year Built 1992	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Retail	Legal Plan 4035AF	Building Area (Sq. Ft.) 1153.00
Building Area (Sq. M.) 107.12	Lot Size (Sq. Ft.) 3900	Lot Size (Acres) 0.09
Construction Type Wood Siding	Foundation Piling(s)	Cooling Rough-In
Heating Forced Air,Natural Gas	Access to Property Public	Inclusions All shelving and displays negotiable
Restrictions None Known	Reports None	

1153 sq. ft of retail/business space available in the village of Big Valley, Alberta. Located on Main Street on the popular Jimmy Jock Boardwalk, this store has high exposure in the summer when the famous Alberta Prairie Steam Train comes to town. A great opportunity to run a business as there is additional tourist foot traffic between May and October. Currently used as a gift shop and fudge factory, this store has ample space for display and already has some slat wall display panels. The front portion is used primarily for product, while the back portion has a work area and a 255 sq. ft kitchen. This exceptionally clean building has 3 doors for access, and plenty of big windows along the east side to let in natural light. Built in 1992, this building is on skids and the exterior has been done in barn board consistent with the look of the other stores on the Boardwalk. There is a wide, wheelchair accessible plank walkway around the inside perimeter of these stores, as well as a gravel courtyard in the middle of the boardwalk—the perfect spot to stop for a coffee or have lunch. The antique implements and framed pictures attached to the exterior of the building create that wild west feel. All of the furniture and décor on the boardwalk are included. This property has a washroom located in a separate structure just north of the main building. The back portion of the property is grass with back alley access. Continue using this space as a gift shop, or bring your own retail concept or business to this ideal location.

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