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## 48 MAIN STREET E FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Big Valley, Alberta

**Listing ID:**  
30324


**MLS ID:**  
A2210842

**\$149,900**



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 48 Main Street E, Big Valley , Alberta T0J 0C9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 65
<b>Zoning</b> C	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1992	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 4035AF	<b>Building Area (Sq. Ft.)</b> 1665.54
<b>Building Area (Sq. M.)</b> 154.73	<b>Lot Size (Sq. Ft.)</b> 3882	<b>Lot Size (Acres)</b> 0.09
<b>Construction Type</b> Wood Frame	<b>Roof</b> Asphalt Shingle,Metal,Shake	<b>Foundation</b> Piling(s)
<b>Electric</b> 100 Amp Service	<b>Heating</b> Baseboard,Fireplace(s),Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,City Lot,Near Shopping Center
<b>Access to Property</b> Back Alley Access,Paved Road	<b>Inclusions</b> Stove, fridge x 2, hood fan, washer / dryer combo, stereo, dishwasher. See addendum in supplements for an extensive list of inclusions.	<b>Restrictions</b> None Known
<b>Reports</b> Floor Plans,RPR		

Calling entrepreneurs and investors seeking untapped potential in Central Alberta. Big Valley is rich with heritage, a strategic location, and a busy seasonal steam train. The Alberta Prairie Railway draws thousands of visitors annually, providing foot traffic for retail, hospitality, and entertainment services. With over 1600 square feet of commercial space right on Main Street, the possibilities are endless. The space currently runs as an antique shop, ice cream shop, and gift shop. The land, building, many inclusions, and most décor is offered at this price. There is a customer washroom accessible from the boardwalk on the main level making it easy and convenient for customers. The second storey has a four-piece washroom and separate entrance. Bring your name, business ideas, and make it yours. Do you have a similar business model? Current inventory can be easily negotiated into the sale price! While being a small village, Big Valley offers amenities such as an agriplex hosting minor hockey, tennis courts, baseball diamonds, a k-9 school, and a nine-hole golf course on the edge of the village. Red Deer, Stettler, Drumheller, and Innisfail are less than one hour drive away. Book a showing today and see what affordable business ownership can look like.

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