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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



👤 **PHILIPPA GREGOIRE**
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📍 48 Main Street E, Big Valley , Alberta T0J 0C9

Transaction Type	Title	Days On Market
For Sale	Fee Simple	293
Zoning	Subdivision	Building Type
C	NONE	Commercial Mix
Year Built	Structure Type	Property Type
1992	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	4035AF	1665.54
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
154.73	3882	0.09
Construction Type	Roof	Foundation
Wood Frame	Asphalt Shingle,Metal,Shake	Piling(s)
Electric	Heating	Lot Features
100 Amp Service	Baseboard,Fireplace(s),Forced Air,Natural Gas	Back Lane,City Lot,Near Shopping Center
Access to Property	Inclusions	Restrictions
Back Alley Access,Paved Road	Stove, fridge x 2, hood fan, washer / dryer combo, stereo, dishwasher. See addendum in supplements for an extensive list of inclusions.	None Known
Reports		
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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