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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

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