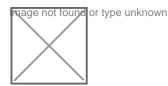


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**2** (403) 373-4617

RE/MAX real estate central alberta

**403-343-3020** 

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

**Transaction Type** 

For Sale

Zoning

С

Year Built

1992

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

154.73

**Construction Type** 

Wood Frame

**Electric** 

100 Amp Service

Access to Property

Back Alley Access, Paved Road

Reports

Floor Plans, RPR

Title

Fee Simple

Subdivision

NONE

**Structure Type** 

Mixed Use

Legal Plan

4035AF

Lot Size (Sq. Ft.)

3882

Roof

Asphalt Shingle, Metal, Shake

Heating

Baseboard, Fireplace(s), Forced

Air, Natural Gas

Inclusions

Stove, fridge x 2, hood fan, washer / dryer combo, stereo, dishwasher. See addendum in supplements for an

extensive list of inclusions.

**Days On Market** 

65

**Building Type** 

Commercial Mix

Property Type

Commercial

Building Area (Sq. Ft.)

1665.54

Lot Size (Acres)

0.09

**Foundation** 

Piling(s)

Lot Features

Back Lane, City Lot, Near Shopping

Center

Restrictions

None Known

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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