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## 554 CARMICHAEL LANE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Hinton, Alberta



**Listing ID:**  
30510


**MLS ID:**  
A2185512

**\$1,700,000**



 **COLTON BOUTIN**  
 (780) 740-3990

 RE/MAX 2000 REALTY  
 780-865-1200

 554 Carmichael Lane , Hinton , Alberta T7V1S8

**Transaction Type**

For Sale

**Days On Market**

63

**Zoning**

C-HWY

**Subdivision**

Mountain View

**Building Type**

Commercial Mix

**Year Built**

2010

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

0625170

**Building Area (Sq. Ft.)**

26020.00

**Building Area (Sq. M.)**

2417.32

**Roof**

Metal

**Heating**

Baseboard, Forced Air, Natural Gas

**Inclusions**

none

**Restrictions**

None Known

**Reports**

None

Prime Mixed-Use Commercial Building on Highway 16 – Hinton, AB Strategically located right on Highway 16, this high-exposure mixed-use commercial property offers a strong investment opportunity in the heart of Hinton. The main floor is currently home to four well-established restaurant tenants, all on long-term leases, providing stable income. The second floor features office or flexible space ready for customization—perfect for a variety of professional or service-based uses. The basement includes spacious warehouse/storage areas with large overhead doors, ideal for logistics or inventory-based businesses. This property is underutilized and presents significant upside for the right buyer. With portions of the building still to be completed or leased, there's tremendous potential to add value and maximize returns.

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