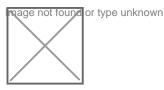


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554 CARMICHAEL LANE FOR SALE

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

3 780-865-1200

554 Carmichael Lane , Hinton , Alberta T7V1S8

Transaction Type

For Sale

Days On Market

208

Zoning C-HWY

Subdivision

Mountain View

Building TypeCommercial 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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