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22720/22718 8 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Hillcrest, Alberta



Listing ID:
32486


MLS ID:
A2263936

\$459,000



 **GLEN LENGYEL**
 (403) 360-8546

 **2 PERCENT REALTY**
 403-360-2842

 22720/22718 8 Avenue , Hillcrest , Alberta T0K1E0

Transaction Type

For Sale

Days On Market

2

Zoning

C!

Subdivision

NONE

Building TypeFree-Standing,Mixed Use,Street Level
Storefront**Structure Type**

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

5150S

Building Area (Sq. Ft.)

1250.00

Building Area (Sq. M.)

116.13

Inclusions

Fridge, Stove, Dishwasher

Restrictions

None Known

Reports

Floor Plans

Discover a unique commercial property in the heart of Hillcrest, perfect for entrepreneurs, investors, or those seeking a live-work lifestyle. This versatile property features a spacious storefront with a large front door, ideal for use as a garage, workshop, or adaptable business space, ready for your creative vision—whether it's retail, a studio, or a service-based venture. On the same property is a residential trailer on a solid basement foundation, offering 2 bedrooms upstairs and a partially finished basement with room to add a third bedroom. The sale includes an adjacent commercial lot, providing ample space for parking, expansion, or outdoor use. Located in Hillcrest, this property offers access to expansive trail systems leading to Castle Provincial Park, with new bylaws allowing ATV or snowmobile rides directly from the property to out-of-town trails. Close to multiple ski hills, Waterton, Fernie, and more, this is a rare opportunity to blend commercial opportunity, residential comfort, and outdoor adventure in one dynamic package.

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