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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

\$420,000



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

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

 22720/22718 8 Avenue , Hillcrest , Alberta T0K1E0

Transaction Type	Days On Market	Zoning
For Sale	127	C!
Subdivision	Building Type	Structure Type
NONE	Free-Standing, Mixed Use, Street Level Storefront	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	5150S
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
1250.00	116.13	Fridge, Stove, Dishwasher
Restrictions	Reports	
None Known	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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