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## **10002 100 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** La Glace, Alberta Listing ID: 32614

MLS ID: A2266059

\$149,900



<sup>△</sup> KAT MACNAB

**(780)** 512-3376

**2** 780-532-7701

10002 100 Avenue , La Glace , Alberta T0H 2J0

**Transaction Type** 

For Sale

**Days On Market** 

21

Zoning GC

Year Built

Subdivision

NONE

**Building Type** 

See Remarks

**Structure Type** 

Mixed Use

**Property Type** Commercial

**Property Sub Type** 

Building Area (Sq. M.)

Retail

1978

Legal Plan

7820457

Building Area (Sq. Ft.)

3200.00

297.29

Lot Size (Sq. Ft.)

8408

Lot Size (Acres)

0.19

Roof Metal

**Foundation** 

**Poured Concrete** 

Heating

Boiler

Inclusions

Everything in the building

Restrictions Reports None Known Title

This fully-equipped restaurant (or multi-use commercial space) is ready for its next owner — and the possibilities are endless. Located in the heart of La Glacé with fantastic exposure, this spacious property offers incredible potential for anyone looking to open a business or expand an existing one. Featuring warm wood accents, a charming and welcoming aesthetic, 3 bathrooms with multiple stalls, a bedroom, a flex space and ample storage, the layout lends itself to countless opportunities — from a restaurant or café to a retail shop, event space, bakery, catering hub, or even a community gathering spot. Located in the heart of oil country, this is a chance to own a commercial space in a region where opportunity still flows right alongside the industry. This property is being sold as is, where is because the boiler and hot water tank are currently non-functional, and the building will be winterized soon unless the next owner plans to take possession and proceed with upgrades. Whether you're dreaming big or building local roots, this space is a blank slate with major potential for the right visionary.

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