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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

**\$100,000**



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 10002 100 Avenue , La Glace , Alberta T0H 2J0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	85	GC
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
NONE	See Remarks	1978
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Mixed Use	Commercial	Retail
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
7820457	3200.00	297.29
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Roof</b>
8408	0.19	Metal
<b>Foundation</b>	<b>Heating</b>	<b>Inclusions</b>
Poured Concrete	Boiler	Everything in the building
<b>Restrictions</b>	<b>Reports</b>	
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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