

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5104 46 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Hardisty, Alberta

**Listing ID:**  
32806

**MLS ID:**  
A2269625

**\$289,000**



 **CONNIE BERNINGER**  
 (780) 888-7202

 Clear Choice Realty  
 780-888-7202

 5104 46 Street, Hardisty, Alberta T0B 1V0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	82	C1
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
Hardisty	Commercial Mix	1927
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Mixed Use	Commercial	Business
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
8121911	4838.00	449.46
<b>Heating</b>	<b>Inclusions</b>	<b>Restrictions</b>
Overhead Heater(s),Forced Air,Natural Gas	N/A	None Known
<b>Reports</b>		
None		

Looking for a building with an ideal location? Located on a corner lot on 881 and 51 ave. in Hardisty. This building has 4838 sq ft of space for your business. With a location like this and space there is a multitude of business that would be well suited for this space. Also ample space for even a couple businesses. The storefront area is a beautiful area with large windows. There is a large walk in cooler with glass sliding doors which was part of the pre existing flower shop. Two bathrooms and a large overhead door at grade level which is perfect for large freight orders. The business was previously operated as sign/promotional item shop and previous to that it was an oilfield supply store. There is also a vacant lot that can be purchased separately. Should you wish to open a sign/promotional business the seller would consider selling equipment.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.