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## 5104 46 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Hardisty, Alberta Listing ID: 32806

MLS ID: A2269625

\$289,000



- **△** CONNIE BERINGER
- **(780)** 888-7202
- □ Clear Choice Realty
- **2** 780-888-7202
- 5104 46 Street , Hardisty , Alberta T0B 1V0

**Transaction Type** 

For Sale

**Days On Market** 

Zoning

C1

1927

2

Subdivision

Hardisty

**Building Type**Commercial Mix

Year Built

**Structure Type** 

Mixed Use

Property Type Commercial

Building Area (Sq. Ft.)

**Property Sub Type** 

**Business** 

Legal Plan

8121911

Building Area (Sq. M.)

449.46

Heating

Overhead Heater(s), Forced Air, Natural

Gas

Inclusions

N/A

4838.00

Restrictions
None Known

Reports 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 we suited for this space. Also ample space for even a couple businesses. The store font 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 over head 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.

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