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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**  
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 Clear Choice Realty  
 780-888-7202

 5104 46 Street , Hardisty , Alberta T0B 1V0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 207	<b>Zoning</b> C1
<b>Subdivision</b> Hardisty	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1927
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Legal Plan</b> 8121911	<b>Building Area (Sq. Ft.)</b> 4838.00	<b>Building Area (Sq. M.)</b> 449.46
<b>Heating</b> Overhead Heater(s),Forced Air,Natural Gas	<b>Inclusions</b> N/A	<b>Restrictions</b> 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 we suited for this space. Also ample space for even a couple businesses. The store front 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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