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LOT D MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grovedale, Alberta



Listing ID:
33388


MLS ID:
A2276299

\$450,000



 **DAVE PILGER**
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 RE/MAX Grande Prairie
 780-538-4747

 Lot D Main Street , Grovedale , Alberta T0H 1X0

Transaction Type For Sale	Title Fee Simple	Days On Market 109
Zoning HC	Subdivision NONE	Year Built 1955
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 7620986	Building Area (Sq. Ft.) 3449.00	Building Area (Sq. M.) 320.42
Heating High Efficiency,Forced Air,Natural Gas	Inclusions All contents, shelving & equipment in building including walk in beer cooler, 4 pop coolers, 2 glass top freezers (ice cream freezers), 3 chest freezers, 3 stand up freezers, walk in freezer, ice freezer, all kitchen equipment, fridge, stove, microwaves, pizza oven, mixer,	Restrictions None Known
Reports None		

Iconic Grovedale commercial property situated on a highly desirable 2.82 acre parcel with excellent highway exposure. This versatile property offers numerous possibilities—continue operating as a food and liquor store or repurpose the site for a new business venture. Strategically located along Highway 666, the property benefits from outstanding access and visibility, capturing steady local traffic as well as significant volume from oil, gas, and logging industry workers travelling the corridor. All existing store fixtures are included in the sale, providing a turnkey opportunity for the right buyer. The building features an updated basement with a new furnace, along with select plumbing and electrical upgrades. An excellent opportunity for owner-operators or investors seeking a well-located commercial property. Contact a Commercial Realtor for further details or to arrange a viewing.

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