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112 ATHABASCA AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Hinton, Alberta



Listing ID:
34012


MLS ID:
A2286344

\$179,900



 **BRAD KOPP**
 (780) 740-1499

 **ROYAL LEPAGE ANDRE KOPP & ASSOCIATES**
 780-865-2102

 **112 ATHABASCA Avenue , Hinton , Alberta T7V2A5**

Transaction Type

For Sale

Zoning

C-NOD

Subdivision

Hardisty

Building Type

Retail,Walk-up

Year Built

1976

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

9023653

Building Area (Sq. Ft.)

1200.00

Building Area (Sq. M.)

111.48

Lot Size (Sq. Ft.)

1457

Lot Size (Acres)

0.03

Roof

Flat Torch Membrane

Foundation

Slab

Cooling

None

Heating

Floor Furnace,Forced Air

Commercial Amenities

Storefront

Access to Property

Back Alley Access,Major Shopping

Nearby,Public Transportation

Nearby,Visual Exposure

Inclusions

NONE

Restrictions

None Known

Reports

None

BUILDING ONLY FOR SALE. A great opportunity to invest in the commercial real estate market or expand a portfolio. This 1200 square foot building is located in the heart of the Valley Shopping District, close to many frequented businesses and services including a grocery store and bank. The subtle property is divided into two units (front and back) and has been occupied by great tenants for several years. The building has been well-maintained with a new roof about 15 years ago. There is public parking front and back and the area has steady retail traffic. An opportunity to invest or establish your business in this great location.

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