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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**
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 112 ATHABASCA Avenue , Hinton , Alberta T7V2A5

Transaction Type For Sale	Days On Market 65	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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