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## 183 PEMBINA AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Hinton, Alberta



**Listing ID:**  
34649


**MLS ID:**  
A2297582

**\$600,000**



 **JEFF MACLEOD**  
 (780) 740-5118

 RE/MAX 2000 REALTY  
 780-865-1200

 183 Pembina Avenue , Hinton , Alberta T7V 2B2

**Transaction Type**

For Sale

**Days On Market**

61

**Zoning**

C-NOD

**Subdivision**

Mountain View

**Building Type**

Retail

**Year Built**

1960

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

2284KS

**Building Area (Sq. Ft.)**

2935.00

**Building Area (Sq. M.)**

272.67

**Heating**

Forced Air,Natural Gas

**Inclusions**

All business items needed to operate store

**Restrictions**

None Known

**Reports**

RPR with Compliance

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An excellent opportunity to own both a commercial building and two successful businesses in a prime location within Hinton's Green Square, just off Highway 16. This high-visibility spot offers steady traffic and is one of the most sought-after commercial areas in town. This turnkey package allows you to operate your own businesses while being your own landlord—a rare and valuable combination. The offering includes a well-established vape shop along with a local grocery/convenience store, both serving a loyal customer base. Whether you're an entrepreneur looking to expand or invest in a proven setup, this is a unique chance to step into a thriving business operation in a location that's hard to beat.

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