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10030 101 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Hythe, Alberta



Listing ID:
34863


MLS ID:
A2301639

\$235,000



 **RUBEN MARIN**
 (780) 832-2777

 Grassroots Realty Group Ltd.
 1-833-477-6687

 10030 101 Avenue , Hythe , Alberta T0H 2C0

Transaction Type For Sale	Days On Market 62	Zoning PRIMARY COMMERCIAL
Subdivision NONE	Year Built 1974	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 682EO
Building Area (Sq. Ft.) 5735.00	Building Area (Sq. M.) 532.79	Inclusions See Remarks
Restrictions None Known	Reports Floor Plans	

This exceptional brick and mortar building offers nearly 6,000 square feet of versatile space in a high visibility location right in the center of the community. Formerly a bank, this property features a large secure vault, making it ideal for a wide range of uses from document or firearm storage to a potential cannabis dispensary or other secure retail operation. The building is currently divided into two distinct sections, with the flexibility to easily expand to three separate units or configure multiple smaller spaces for a variety of business types. The larger side, which includes the vault, features six private offices surrounding a spacious central area. It is perfectly suited for professional offices, a salon, massage therapy, cannabis or hunting sales, or a mix of multi use spaces. The layout allows for easy division into two sections, each with three offices and a reception or waiting area. The second side offers excellent potential for retail or storage based operations such as a liquor store, hardware outlet, indoor storage lockers, or even a dollar store, providing much needed options in the community of Hythe. Built to last, this property offers solid construction, newer furnaces, and long term adaptability to suit nearly any business model. Whether you are an investor looking for income producing potential or an entrepreneur seeking a flexible commercial base, this property presents endless opportunities. Check out the virtual renderings to give you some ideas of the amazing potential of this space.

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