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710 1 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Thorhild, Alberta



Listing ID:
35266


MLS ID:
A2311325

\$67,900



 **CINDY DOOLEY**
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 eXp Realty
 780-991-7617

 710 1 Street , Thorhild , Alberta T0A3J0

Transaction Type For Sale	Zoning C1	Subdivision Thorhild
Building Type Free-Standing	Year Built 1945	Structure Type Flex
Property Type Commercial	Property Sub Type Business	Legal Plan 2965ET
Building Area (Sq. Ft.) 734.00	Building Area (Sq. M.) 68.19	Lot Size (Sq. Ft.) 5170
Lot Size (Acres) 0.12	Roof Flat	Access to Property Direct Access,Paved Road
Inclusions As-is, Where-is	Restrictions None Known	Reports None

Multi-purpose and versatile property in Thorhild. Zoned commercial. Inside you'll find two rooms that were used as offices. The real story is the yard — expansive outdoor space with plenty of room for equipment storage, vehicles, or whatever your business needs. Situated approximately 86 kms north of Edmonton. Local amenities include Thorhild Central School which covers K-12 with daycare on site. A community health centre is in town, with a full hospital in Smoky Lake roughly 30 minutes away. Halfmoon Lake camping and beach is a short drive west. Long Lake Provincial Park offers fishing, boating, and trails nearby. Enjoy golfing, skiing in the winter, and trout fishing at the Radway Fish Pond. Low cost of living and low overhead. Highway access, room to operate — hard to beat at this price point.

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