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120 STEELE CRESCENT FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Hinton, Alberta



Listing ID:
35369


MLS ID:
A2312620

\$750,000



 **BRAD KOPP**
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 ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
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 120 Steele Crescent , Hinton , Alberta T7V 2G5

Transaction Type For Sale	Days On Market 21	Zoning I-GEN
Subdivision Thompson Lake	Year Built 2009	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 0526117
Building Area (Sq. Ft.) 4140.00	Building Area (Sq. M.) 384.62	Lot Size (Sq. Ft.) 11300
Lot Size (Acres) 0.26	Roof Metal	Heating Radiant
Inclusions APPLIANCES IN SHOP	Restrictions None Known	Reports None

This mixed use property offers 4 shop bays and a nicely finished living quarters on the upper level. Built in 2009, the L-shaped building has one large bay at the rear and 3 smaller spaces at the front. The main bay is 70' deep by 30' wide with a 16' overhead door. The other three bays also have 16' doors and are each approximately 20'x30'. 2 of these 3 have mezzanines for extra storage or workspace. The bright 2 bedroom suite is 900 square feet with a fully equipped kitchen, spacious living & dining room, laundry, and a full bath. All spaces are metered separately and 3 of the 4 bays have a bathroom. There is ample parking and lay-down space in the yard which is mostly concrete. The spaces are presently occupied by tenants and this building could have appeal as an investment or as a home for your business.

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