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301 2 AVENUE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Hanna, Alberta



Listing ID:
35510


MLS ID:
A2316561

\$39,900



 **JONATHAN KURBIS**
 (403) 854-1949

 eXp Realty
 403-854-1409

 301 2 Avenue W, Hanna , Alberta T0J1P0

Transaction Type For Sale	Days On Market 1	Zoning CT
Subdivision NONE	Year Built 1948	Structure Type Industrial
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 6133AW
Building Area (Sq. Ft.) 8000.00	Building Area (Sq. M.) 743.22	Inclusions N/A
Restrictions None Known	Reports None	

A rare opportunity to acquire a substantial commercial footprint on Hanna's Main Street corridor. This offering includes a historic mechanics shop and former car dealership building, built in 1948, totalling approximately 8,000 sq/ft of combined shop and office space, situated on 4 lots. Two additional vacant lots are included in the sale, bringing the total to 6 lots — offering considerable development or expansion potential. The property is being sold as is, where is. Prospective buyers should note that the building is in need of a new roof. In-ground fuel tanks have been removed from the site; however, no environmental assessment has been completed to date. Buyers are encouraged to conduct their own due diligence accordingly.

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