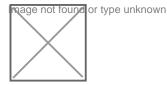


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

40 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationBig Valley, Alberta

Listing ID: 24575

MLS ID: A2116142

\$69,900



A CHAD DALSIN

2 (403) 741-6671

RE/MAX 1st Choice Realty

403-742-6747

40 Main Street , Big Valley , Alberta T0J 0G0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

51

Zoning

С

Subdivision

NONE

Building Type

Retail

Year Built

1992

Structure Type

Low Rise (2-4 stories)

Property Type Commercial

Property Sub Type

Retail

Legal Plan

4035AF

Building Area (Sq. Ft.)

1153.00

Building Area (Sq. M.)

107.12

Lot Size (Sq. Ft.)

3900

Lot Size (Acres)

0.09

Construction Type

Wood Siding

Foundation

Piling(s)

Cooling Rough-In

Heating

Forced Air, Natural Gas

Access to Property

Public

Inclusions

All shelving and displays negotiable

Restrictions
None Known

Reports
Land Survey

1153 sq. ft of retail/business space available in the village of Big Valley, Alberta. Located on Main Street on the popular Jimmy Jock Boardwalk, this store has high exposure in the summer when the famous Alberta Prairie Steam Train comes to town. A great opportunity to run a business as there is additional tourist foot traffic between May and October. Currently used as a gift shop and fudge factory, this store has ample space for display and already has some slat wall display panels. The front portion is used primarily for product, while the back portion has a work area and a 255 sq. ft kitchen. This exceptionally clean building has 3 doors for access, and plenty of big windows along the east side to let in natural light. Built in 1992, this building is on skids and the exterior has been done in barn board consistent with the look of the other stores on the Boardwalk. There is a wide, wheelchair accessible plank walkway around the inside perimeter of these stores, as well as a gravel courtyard in the middle of the boardwalk—the perfect spot to stop for a coffee or have lunch. The antique implements and framed pictures attached to the exterior of the building create that wild west feel. All of the furniture and décor on the boardwalk are included. This property has a washroom located in a separate structure just north of the main building. The back portion of the property is grass with back alley access. Continue using this space as a gift shop, or bring your own retail concept or business to this ideal location.

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