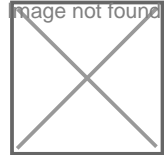


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

COMMERCIAL , DRY CLEANER , INDUSTRIAL , LAUNDROMAT , LIQUOR STORE FOR SALE

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Businesses and Franchises for Sale > Business for Sale



Location
Hardisty, Alberta



Listing ID:
24997


MLS ID:
A2124751

\$800,000



 **CONNIE BERINGER**
 (780) 888-7202

 Clear Choice Realty
 780-888-7202

 4802 49 Street , Hardisty , Alberta T0B1V0

Transaction Type For Sale	Title Fee Simple	Days On Market 132
Business Name Lakeview Liquor Store	Business Type Commercial ,Dry Cleaner ,Industrial ,Laundromat,Liquor Store	Zoning Highway Commercial
Subdivision NONE	Building Type Commercial Mix	Year Built 1997
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Business
Legal Plan 0020189	Building Area (Sq. Ft.) 3035.00	Building Area (Sq. M.) 281.96
Construction Type Concrete	Roof Metal	Foundation Brick/Mortar
Cooling Central Air	Heating Forced Air,Natural Gas	Lot Features Back Lane,Corner Lot,Low Maintenance Landscape,Irregular Lot,Landscaped,Level,Street Lighting,Near Golf Course
Commercial Amenities Cooler(s),Kitchen,Laundry Facility,Lunchroom,Paved Yard	Access to Property Front and Rear Drive access,Direct Access,Gravel Lane,On Major Traffic Route	Inclusions All shelving, office furniture, coolers
Restrictions Leased Equipment Assumed	Reports None	

We know the saying... LOCATION, LOCATION, LOCATION. Convenience and maximum visibility with Highway frontage within close proximity to 4 hotel/motels, Hardisty Golf Course, Hardisty Lake Park and Rodeo Grounds. This turn key business/building has successfully been in business since 2011. Large walk in cooler for cold drink storage. Ample paved parking area for all patrons. Dependable rental income from tenant (Hardisty Laundry Service) This 3035 sq ft building has been meticulously maintained. New furnaces and A/C Unit in the last 5 yrs as well as the entire exterior of the building was painted recently. Excellent opportunity to own a thriving business or expand your business portfolio.

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