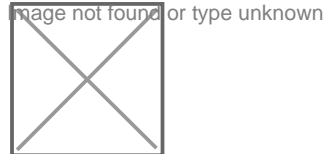


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 10004 100 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Hythe, Alberta



**Listing ID:**  
26364


**MLS ID:**  
A2154212

**\$895,000**



 **DUAYNE PETERSON**  
 (780) 354-8131

 RE/MAX Grande Prairie  
 780-538-4747

 10004 100 Street , Hythe , Alberta T0H 2C0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 28
<b>Zoning</b> C1	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Free-Standing,Mixed Use,Retail,Sports and Recreation
<b>Year Built</b> 1954	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 682EO	<b>Building Area (Sq. Ft.)</b> 10000.00
<b>Building Area (Sq. M.)</b> 929.02	<b>Lot Size (Sq. Ft.)</b> 17700	<b>Lot Size (Acres)</b> 0.41
<b>Footprint (Sq. Ft.)</b> 5000	<b>Construction Type</b> Concrete	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Direct Access,On Major Traffic Route,Paved Road	<b>Inclusions</b> equipment and fixtures to operate business	<b>Restrictions</b> None Known
<b>Reports</b> Appraisal		

Here is a once in a lifetime business opportunity in a small, safe Northern Alberta community. Two businesses in one! Very distinct, yet very compatible. Housed in an area landmark, this building, built in 1954 has undergone extensive renovations from the underground up. Most everything has been rebuilt or replaced with the exception of certain "character" features. Furnaces, A/C, plumbing, electrical, windows and doors have all been replaced. A recent appraisal gave the building an effective age of 10 years old due to all the updates. The businesses: Paying homage to the original intent of the building, the basement contains one of Alberta's oldest operating bowling alleys, one of the few remaining wood lane bowling alleys left in the province. These unique lanes bring bowlers from throughout the area to experience and to practice on. "Fatboys Bowling, Billiards & Games" also includes pool tables, arcade games and vending machines and is licensed so you can sit down and have a refreshment between games. Upstairs, you enter an amazing world of collectables and unique gifts. "The Outpost MC/SS is a Mancave / She Shed Store with New, Vintage, Original & Reproductions - Signs, neon, oil & gas, furniture, collectibles, giftware, barware and home decor, plus much more! It is one of the most unique and well put together retail stores anywhere. People stop in for a look and end up staying all day. There are lounging areas, plus a private retreat for the proprietors that will blow your mind! Situated along Highway 43 in Hythe, Alberta, home to a vibrant oil and gas field and a large agricultural area, it is also along a major feeder highway to the Alaska Highway. Come and see what you do with this property. It could be a lifestyle as well as a living.

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