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9805 99 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Hythe, Alberta



Listing ID:
27731


MLS ID:
A2095557

\$263,000



 **WALKER COTE**
 (780) 837-1730

 Sutton Group Grande Prairie Professionals
 780-532-7701

 9805 99 Avenue , Hythe , Alberta T0H 2C0

Transaction Type For Sale	Title Fee Simple	Days On Market 471
Zoning AG	Subdivision NONE	Building Type Mixed Use
Year Built 1979	Structure Type Warehouse	Property Type Commercial
Property Sub Type Warehouse	Legal Plan 9524229	Building Area (Sq. Ft.) 3680.00
Building Area (Sq. M.) 341.88	Lot Size (Sq. Ft.) 148539	Lot Size (Acres) 3.41
Inclusions n/a	Restrictions None Known	Reports Aerial Photos

Discover a business opportunity in Hythe's industrial core with this 3,680 sq ft building situated on 3.41 acres. Its strategic location ensures highway visibility, making it an optimal choice for your enterprise. The metal-clad building is equipped with two overhead doors (14 x 18 wide, 14 x 12 wide) and features 500' of open-sided storage and 200' of open-faced storage, all protected by a robust metal-clad roof. Once a thriving lumber yard, this property seamlessly adapts to various commercial ventures. With highway frontage and proximity to rail, it stands out as an ideal location for your business. Additionally, its close proximity to the B.C. border opens doors to regional opportunities. Don't miss the chance to seize the appeal of this prime location—book your viewing and embark on your business journey today!

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