# \$625,000 - 4802 49 Street, Hardisty

MLS® #A2124751

### \$625,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Hardisty, Alberta

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. Lots of room to expand or lease out space for another business. 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. Stock will be sold separately.

Built in 1997

#### **Essential Information**

MLS® # A2124751 Price \$625,000

Bathrooms 0.00 Acres 0.00 Year Built 1997

Type Commercial

Sub-Type Business

Status Active

# **Community Information**







Address 4802 49 Street

Subdivision NONE

City Hardisty

County Flagstaff County

Province Alberta
Postal Code T0B1V0

#### **Amenities**

Parking Spaces 10

#### Interior

Heating Forced Air, Natural Gas

Cooling Central Air

#### **Exterior**

Lot Description Back Lane, Corner Lot, Near Golf Course, Irregular Lot, Low

Maintenance Landscape, Landscaped, Level, Street Lighting

Roof Metal

Construction Concrete

Foundation Brick/Mortar

#### **Additional Information**

Date Listed April 19th, 2024

Days on Market 565

Zoning Highway Commercial

## **Listing Details**

Listing Office Clear Choice Realty

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