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1014 HEWETSON AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Pincher Creek, Alberta



Listing ID:
26645

MLS ID:
A2160352

\$499,800



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1014 Hewetson Avenue , Pincher Creek , Alberta T0K 1W0

Transaction Type For Sale	Title Fee Simple	Days On Market 4
Zoning C1	Subdivision NONE	Nearest Town Lethbridge
Building Type Retail	Year Built 1963	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 460B
Building Area (Sq. Ft.) 9303.00	Building Area (Sq. M.) 864.27	Lot Size (Sq. Ft.) 19602
Lot Size (Acres) 0.45	Construction Type Brick,Concrete,See Remarks	Roof Flat Torch Membrane,Flat
Foundation Poured Concrete	Heating High Efficiency,Forced Air	Lot Features Cleared,Corner Lot
Access to Property Allowed Access,Direct Access,Paved Road	Inclusions 31' x 18' Walk-in cooler, 1 Cooler, 1 Iced maker, Computer,printer, Touchscreen monitor, Scanner,Receipt printer, 21' length "LIQUOR STORE" LED Sign board, 9 section double side Shelving system, LED Open & COLD Beer sign,	Restrictions None Known
Reports Legal Description		

This property is located in a high traffic area at the center of the town. The building is currently vacant and now waiting for your new business idea. The zoning (C-1) for this location allows for a wide variety of business ventures to be operated. Excellent parking with 5 entrances. Well maintained solid Cinder block retail building with fully updated recently (approx. 9,300 sq.ft main floor plus an additional 2,100 sq ft in the basement). The building consisted of 5 spaces with two vacant space for retail or rentable (* approx. 1,850 sq.ft, and 3,500 sq.ft), 3 rooms of office with coffee room (* approx.. 1,300 sq.ft) and storage (* approx.. 2,650 sq.ft) with roll-up door and loading dock. There is also approx. 2,100 sq.ft basement space for additional storage. One vacant space(1,850 sq.ft) is suitable for take-out restaurant, hair salon, C-store, lawer office and retail store and the other vacant space(3.500 sq.ft) is suitable for Liquor store with ample parking space and direct access from the busy street. New walk-in cooler and some equipment are included. The seller has been working on setting up a liquor store and is almost done, but wants to sell it urgently due to personal reasons. You apply a liquor sotre license and run your business. Also give lease other space and collect rental income. If the buyer wants, it can be easily converted to another business. There are many residential complexes around the building, and another residential building is scheduled to be built soon. If a larger open floor space is desired, the interior drywalls can be easily removed, creating a open space of approximately 6,000 + 3,000 sq.ft. Quick possession available. Building and land only for sale (Vacant) Open to all of reasonable offer!!!

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