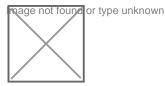


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **1014 HEWETSON AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Pincher Creek, Alberta

Listing ID: 26645

MLS ID: A2160352

\$499,800



<sup>△</sup> MIKE LEE

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■ Grand Realty

**403-460-3888** 

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1014 Hewetson Avenue , Pincher Creek , Alberta  $\,$  T0K 1W0  $\,$ 

**Transaction Type** 

For Sale

Zoning

C1

**Building Type** 

Retail

Property Type Commercial

Building Area (Sq. Ft.)

9303.00

Lot Size (Acres)

0.45

**Foundation**Poured Concrete

Access to Property

Allowed Access, Direct Access, Paved

Road

Reports

Legal Description

Title

Fee Simple

Subdivision

NONE

Year Built 1963

Property Sub Type Retail

Building Area (Sq. M.)

864.27

**Construction Type** 

Brick, Concrete, See Remarks

Heating

High Efficiency, Forced Air

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,

**Days On Market** 

4

**Nearest Town** 

Lethbridge

Structure Type

Retail

Legal Plan

460B

Lot Size (Sq. Ft.)

19602

Roof

Flat Torch Membrane, Flat

Lot Features

Cleared, Corner Lot

Restrictions

None Known

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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