

# \$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 | 560                |
| Zoning         | Highway Commercial |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Clear Choice Realty |
|----------------|---------------------|

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