

\$375,000 - 4720 49 Avenue, Spirit River

MLS® #A2172932

\$375,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.43 Acres

NONE, Spirit River, Alberta

OPPORTUNITY KNOCKS! Business with busy highway 49 frontage and land in Spirit River. Potential for a gas station (tanks and pumps currently in place) with additional flexible commercial building. The building is 4800 sqft being currently leased as a gym/fitness studio has lots of space for a new/multiple business ventures. With an overhead garage door, plus framing for an additional one, this property has lots of storage and delivery space. There is currently two sides to the interior, one 48'11 x 47'05ft plus 47 x 49ft, for a total building envelope of 96 x 50ft. There is also an additional mezzanine with flex room overlooking the entry and office space. There is one washroom, front reception area and merchandise area. Metal building and roof on concrete slab, built in 1997. Newer vinyl plank flooring and polished concrete. Municipal water and sewer, zoned HD. Vendor financing may be available on approved credit with 25% down payment. Call to view today!

Built in 1997

Essential Information

| | |
|------------|------------|
| MLS® # | A2172932 |
| Price | \$375,000 |
| Bathrooms | 0.00 |
| Acres | 1.43 |
| Year Built | 1997 |
| Type | Commercial |



Sub-Type Mixed Use
Status Active

Community Information

Address 4720 49 Avenue
Subdivision NONE
City Spirit River
County Spirit River No. 133, M.D. of
Province Alberta
Postal Code T0H 3G0

Interior

Heating Natural Gas

Exterior

Lot Description Back Lane, Near Shopping Center
Roof Metal, Tar/Gravel
Construction Metal Siding, Stucco
Foundation Poured Concrete

Additional Information

Date Listed October 13th, 2024
Days on Market 170
Zoning HD

Listing Details

Listing Office eXp Realty

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