

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

MLS® #A2172932

\$375,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.43 Acres

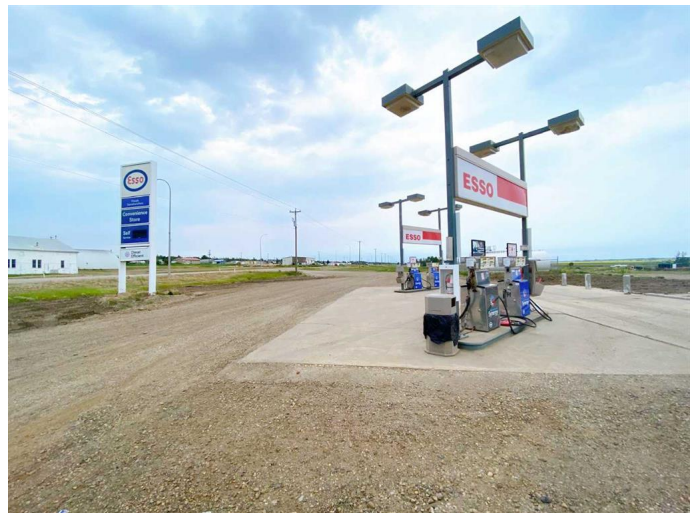
NONE, Spirit River, Alberta

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 | 186 |
| Zoning | HD |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.