

# \$790,000 - 4802 49 Street, Hardisty

MLS® #A2124751

**\$790,000**

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.

Built in 1997

## Essential Information

MLS® #	A2124751
Price	\$790,000
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	352
----------------	-----

Zoning	Highway Commercial
--------	--------------------

### **Listing Details**

Listing Office	Clear Choice 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.