



**GRASSROOTS**  
REALTY GROUP

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**213-219 Pembina Avenue  
Hinton, Alberta**

**MLS # A2248324**



**\$990,000**

**Division:** Mountain View

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 13,865 sq.ft.

**Zoning:** C-NOD

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Flat

**Exterior:** Mixed

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.32 Acre

**Lot Feat:** -

Commercial office/retail building, fully leased. This building is located in a very nice commercial area in Hinton, AB., approximately one block off Highway 16, one hour east of Jasper National Park, within walking distance of medical, retail, and a nice community square.. This building has been very well maintained, most tenants are very long term and there is a mix of office/service/institutional. There is public parking in front & back of the building. This building is a great investment. Hinton has a stable economy, with a very diversified business base- pulp mill, saw mill, coal mining, tourism.