



**GRASSROOTS**  
REALTY GROUP

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**5104 46 Street  
Hardisty, Alberta**

**MLS # A2269625**



**\$289,000**

**Division:** Hardisty

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,838 sq.ft.

**Zoning:** C1

**Heating:** Overhead Heater(s), Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Looking for a building with an ideal location? Located on a corner lot on 881 and 51 ave. in Hardisty. This building has 4838 sq ft of space for your business. With a location like this and space there is a multitude of business that would be well suited for this space. Also ample space for even a couple businesses. The store front area is a beautiful area with large windows. There is a large walk in cooler with glass sliding doors which was part of the pre existing flower shop. Two bathrooms and a large over head door at grade level which is perfect for large freight orders. The business was previously operated as sign/promotional item shop and previous to that it was an oilfield supply store. There is also a vacant lot that can be purchased separately. Should you wish to open a sign/ promotional business the seller would consider selling equipment.