



**GRASSROOTS**  
REALTY GROUP

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**183 Pembina Avenue  
Hinton, Alberta**

**MLS # A2297582**



**\$600,000**

**Division:** Mountain View

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,935 sq.ft.

**Zoning:** C-NOD

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** All business items needed to operate store

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

An excellent opportunity to own both a commercial building and two successful businesses in a prime location within Hinton's Green Square, just off Highway 16. This high-visibility spot offers steady traffic and is one of the most sought-after commercial areas in town. This turnkey package allows you to operate your own businesses while being your own landlord—a rare and valuable combination. The offering includes a well-established vape shop along with a local grocery/convenience store, both serving a loyal customer base. Whether you're an entrepreneur looking to expand or invest in a proven setup, this is a unique chance to step into a thriving business operation in a location that's hard to beat.