



**10030 101 Avenue  
Hythe, Alberta**

**MLS # A2301639**



**\$275,000**

<b>Division:</b>	NONE
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	5,735 sq.ft.
<b>Zoning:</b>	PRIMARY COMMERCIAL

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	See Remarks		

This exceptional brick and mortar building offers nearly 6,000 square feet of versatile space in a high visibility location right in the center of the community. Formerly a bank, this property features a large secure vault, making it ideal for a wide range of uses from document or firearm storage to a potential cannabis dispensary or other secure retail operation. The building is currently divided into two distinct sections, with the flexibility to easily expand to three separate units or configure multiple smaller spaces for a variety of business types. The larger side, which includes the vault, features six private offices surrounding a spacious central area. It is perfectly suited for professional offices, a salon, massage therapy, cannabis or hunting sales, or a mix of multi use spaces. The layout allows for easy division into two sections, each with three offices and a reception or waiting area. The second side offers excellent potential for retail or storage based operations such as a liquor store, hardware outlet, indoor storage lockers, or even a dollar store, providing much needed options in the community of Hythe. Built to last, this property offers solid construction, newer furnaces, and long term adaptability to suit nearly any business model. Whether you are an investor looking for income producing potential or an entrepreneur seeking a flexible commercial base, this property presents endless opportunities. Check out the virtual renderings to give you some ideas of the amazing potential of this space.