



**4802 49 Street
Hardisty, Alberta**

MLS # A2124751



\$625,000

Division: NONE

Type: Business

Bus. Type: Commercial ,Dry Cleaner ,Industrial ,Laundromat,Liquor Store

Sale/Lease: For Sale

Bldg. Name: Lakeview Liquor Store / Hardisty Laundry Service

Bus. Name: Lakeview Liquor Store

Size: 3,035 sq.ft.

Zoning: Highway Commercial

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Back Lane, Corner Lot, Irregular Lot, Landscaped, Level,

Inclusions: All shelving, office furniture, coolers

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. Stock will be sold separately.