



GRASSROOTS
REALTY GROUP

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10004 100 Street
Hythe, Alberta

MLS # A2154212



\$695,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	The Outpost MC/SS & Fatboys Bowling Billiards & Games
Size:	10,000 sq.ft.
Zoning:	C1
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.41 Acre
Lot Feat:	-

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Metal
Exterior:	Concrete
Water:	-
Sewer:	-
Inclusions:	equipment and fixtures to operate business

Here is a once in a lifetime business opportunity in a small, safe Northern Alberta community. Big beautiful building with the potential for two businesses in one! Housed in an area landmark, this building, built in 1954 has undergone extensive renovations from the underground up. Most everything has been rebuilt or replaced with the exception of certain "character" features. Furnaces, A/C, plumbing, electrical, windows and doors have all been replaced. A recent appraisal gave the building an effective age of 10 years old due to all the updates. The businesses: Paying homage to the original intent of the building, the basement contains one of Alberta's oldest operating bowling alleys, one of the few remaining wood lane bowling alleys left in the province. These unique lanes bring bowlers from throughout the area to experience and to practice on. "Fatboys Bowling, Billiards & Games" also includes pool tables, arcade games and vending machines and is licensed so you can sit down and have a refreshment between games. Upstairs, you can let your imagination run wild, close to 5000 square feet of space to do as you dream. What was recently a collectable/gift shop will be emptied out and provide you will wide open space. Would be great space for a retail venture, but could be converted to multiple purposes. Retail, service industry, office space would all be great uses. Situated along Highway 43 in Hythe, Alberta, home to a vibrant oil and gas field and a large agricultural area, it is also along a major feeder highway to the Alaska Highway. Come and see what you do with this property.