

**4720 49 Avenue  
Spirit River, Alberta**

**MLS # A2172932**



**\$375,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Fitness,Gas Station
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Previous Esso and Fitness Studio
<b>Bus. Name:</b>	Previous ByWay Esso, J4 Performance Studio
<b>Size:</b>	4,800 sq.ft.
<b>Zoning:</b>	HD

<b>Heating:</b>	Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal, Tar/Gravel	<b>Utilities:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	1.43 Acres
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	Back Lane, Near Shopping Center
<b>Inclusions:</b>	N/A		

**OPPORTUNITY KNOCKS!** Business with busy highway 49 frontage and land in Spirit River. Potential for a gas station (tanks and pumps currently in place) with additional flexible commercial building. The building is 4800 sq ft being currently leased as a gym/fitness studio has lots of space for a new/multiple business ventures. With an overhead garage door, plus framing for an additional one, this property has lots of storage and delivery space. There is currently two sides to the interior, one 48'11 x 47'05ft plus 47 x 49ft, for a total building envelope of 96 x 50ft. There is also an additional mezzanine with flex room overlooking the entry and office space. There is one washroom, front reception area and merchandise area. Metal building and roof on concrete slab, built in 1997. Newer vinyl plank flooring and polished concrete. Municipal water and sewer, zoned HD. Previous appraisals are available through the listing Realtor. Vendor financing may be available on approved credit with 25% down payment. Call to view today!