

**4720 49 Avenue
Spirit River, Alberta**

MLS # A2172932



\$375,000

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

Heating:	Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal, Tar/Gravel	Utilities:	-
Exterior:	Metal Siding , Stucco	Parking:	-
Water:	Public	Lot Size:	1.43 Acres
Sewer:	Public Sewer	Lot Feat:	Back Lane, Near Shopping Center
Inclusions:	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 sqft 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. Vendor financing may be available on approved credit with 25% down payment. Call to view today!