



4720 49 Avenue Spirit River Alberta

\$375,000

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! (id:6769)

Listing Presented By:



Originally Listed by:
eXp Realty

<https://www.peaceproperty.ca/>



OAKWYNREALTY
OKANAGAN

Oak Wyn Realty Okanagan

108 1980 Cooper Road , Kelowna,
BC, V1Y 8K5

Phone: 250-861-5122

Fax:

dan.singla@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.