



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10004 100 Street
Hythe, Alberta

MLS # A2293349



\$695,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	10,000 sq.ft.
Zoning:	C1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.41 Acre
Sewer:	-	Lot Feat:	-

Inclusions: All games, equipment, inventory & supplies related to the bowling alley & arcade. Inventory list available for serious buyers.

A Rare Opportunity in the Heart of the Peace Region. A new business opportunity is waiting for its next visionary owner in the highway town of Hythe, Alberta, a community positioned along Highway 43, one of the region's major travel corridors connecting Grande Prairie and Dawson Creek. With 5000-7000 vehicles driving by per day, there is more than enough exposure and opportunities for passerby's and locals alike, making the perfect opportunity for your business dreams to come to life. This property was a thriving local hotspot in the very recent past, where bowling leagues had waiting lists, families gathered, and the lanes were constantly full. The foundation is already here, top to bottom rebuilt and/or restored to its original glory, and is now ready for someone to bring the energy back. The heart of the building features a fully equipped bowling alley, and the sale includes all bowling equipment, shoes, furniture, arcade games, decor and electronics, making it possible to step in and start operating immediately. Upstairs, an expansive open space offers incredible potential. Whether you envision a craft brewery, family restaurant, small-town social hub, live entertainment space, or event venue, the canvas is ready for your ideas. And over the years, has hosted it all. Imagine reviving the nightlife as "The Outpost"; a place where locals gather, visitors stop in from the highway, and the community comes together. Opportunities like this don't come around often. The bones are here, the equipment is included, and the vision is yours to bring to life. Book an in person showing today, as that is the only way to really see what once was, feel the magnitude of the heart and soul put into every square inch of this completely restored building, and imagine all the future possibilities. Or if in person isn't a possibility, contact your trusted

Realtor today for a detailed list of improvements, restorations, and inventory, happily provided to serious buyers.