



GRASSROOTS
REALTY GROUP

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183 Pembina Avenue
Hinton, Alberta

MLS # A2297582



\$540,000

Division: Mountain View

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,935 sq.ft.

Zoning: C-NOD

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: All business items needed to operate store

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

An excellent opportunity to own both a commercial building and two successful businesses in a prime location within Hinton's Green Square, just off Highway 16. This high-visibility spot offers steady traffic and is one of the most sought-after commercial areas in town. This turnkey package allows you to operate your own businesses while being your own landlord—a rare and valuable combination. The offering includes a well-established vape shop along with a local grocery/convenience store, both serving a loyal customer base. Whether you're an entrepreneur looking to expand or invest in a proven setup, this is a unique chance to step into a thriving business operation in a location that's hard to beat.