



**120 Steele Crescent
Hinton, Alberta**

MLS # A2312620



\$750,000

Division: Thompson Lake

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,140 sq.ft.

Zoning: I-GEN

Heating: Radiant

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: APPLIANCES IN SHOP

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.26 Acre

Lot Feat: -

This mixed use property offers 4 shop bays and a nicely finished living quarters on the upper level. Built in 2009, the L-shaped building has one large bay at the rear and 3 smaller spaces at the front. The main bay is 70' deep by 30' wide with a 16' overhead door. The other three bays also have 16' doors and are each approximately 20'x30'. 2 of these 3 have mezzanines for extra storage or workspace. The bright 2 bedroom suite is 900 square feet with a fully equipped kitchen, spacious living & dining room, laundry, and a full bath. All spaces are metered separately and 3 of the 4 bays have a bathroom. There is ample parking and lay-down space in the yard which is mostly concrete. The spaces are presently occupied by tenants and this building could have appeal as an investment or as a home for your business.