



GRASSROOTS
REALTY GROUP

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**11, 107 SWANSON Drive
Hinton, Alberta**

MLS # A2336479



\$249,900

Division: Hardisty

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Town Centre Business Park

Bus. Name: -

Size: 2,900 sq.ft.

Zoning: I-BUS

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: FRIDGE, WASHER, DRYER, STOVE, DISHWASHER

This is the kind of commercial space that makes you start dreaming about what it could be. With new renovations, this approximately 2,900 sq. ft. two-level building offers a fresh, modern canvas with the flexibility to accommodate a wide variety of business concepts. Vacant and ready for immediate possession, the property offers a convenient ground floor entrance with parking directly out front. The main floor features a bright, open concept area that can be configured to suit your business needs, whether you envision a professional office, retail or showroom space, studio, reception and service area, or something entirely your own. A private office at the rear includes a convenient 3 piece bathroom, while the kitchen/eating area offers a gas stove and refrigerator. A second 2 piece bathroom adds even more functionality for staff and customers. Head upstairs to discover even more versatility. A large open room provides an ideal opportunity for a fitness or yoga studio, creative studio, training room, classroom, meeting space - or simply additional workspace, or leasing out. Another 2 piece bathroom, a dedicated storage/utility room with laundry facilities, and two large private offices complete the upper level. Extensive renovations include new flooring, fresh paint and new drywall, along with two new furnaces. Whether you're looking to establish your own business, expand an existing operation, create a professional office environment, or transform the space into something completely different, this property offers the rare combination of move in ready condition, functional layout and incredible flexibility.