



**GRASSROOTS**  
REALTY GROUP

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4802 49 Street  
Hardisty, Alberta

MLS # A2124751



**\$625,000**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	Commercial ,Dry Cleaner ,Industrial ,Laundromat,Liquor Store
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Lakeview Liquor Store / Hardisty Laundry Service
<b>Bus. Name:</b>	Lakeview Liquor Store
<b>Size:</b>	3,035 sq.ft.
<b>Zoning:</b>	Highway Commercial

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Back Lane, Corner Lot, Irregular Lot, Landscaped, Level,
<b>Inclusions:</b>	All shelving, office furniture, coolers		

We know the saying... LOCATION, LOCATION, LOCATION. Convenience and maximum visibility with Highway frontage within close proximity to 4 hotel/motels, Hardisty Golf Course, Hardisty Lake Park and Rodeo Grounds. This turn key business/building has successfully been in business since 2011. Large walk in cooler for cold drink storage. Ample paved parking area for all patrons. Lots of room to expand or lease out space for another business. This 3035 sq ft building has been meticulously maintained. New furnaces and A/C Unit in the last 5 yrs as well as the entire exterior of the building was painted recently. Excellent opportunity to own a thriving business or expand your business portfolio. Stock will be sold separately.