



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**554 Carmichael Lane  
Hinton, Alberta**

**MLS # A2185512**



**\$1,500,000**

**Division:** Mountain View

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 26,020 sq.ft.

**Zoning:** C-HWY

**Heating:** Baseboard, Forced Air, Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** none

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Prime Mixed-Use Commercial Building on Highway 16 &dash; Hinton, AB Strategically located right on Highway 16, this high-exposure mixed-use commercial property offers a strong investment opportunity in the heart of Hinton. The main floor is currently home to four well-established restaurant tenants, all on long-term leases, providing stable income. The second floor features office or flexible space ready for customization&mdash;perfect for a variety of professional or service-based uses. The basement includes spacious warehouse/storage areas with large overhead doors, ideal for logistics or inventory-based businesses. This property is underutilized and presents significant upside for the right buyer. With portions of the building still to be completed or leased, there's tremendous potential to add value and maximize returns.