

\$695,000 - 10004 100 Street, Hythe

MLS® #A2154212

\$695,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.41 Acres

NONE, Hythe, Alberta

Here is a once in a lifetime business opportunity in a small, safe Northern Alberta community. Big beautiful building with the potential for two businesses in one! Housed in an area landmark, this building, built in 1954 has undergone extensive renovations from the underground up. Most everything has been rebuilt or replaced with the exception of certain "character" features. Furnaces, A/C, plumbing, electrical, windows and doors have all been replaced. A recent appraisal gave the building an effective age of 10 years old due to all the updates. The businesses: Paying homage to the original intent of the building, the basement contains one of Alberta's oldest operating bowling alleys, one of the few remaining wood lane bowling alleys left in the province. These unique lanes bring bowlers from throughout the area to experience and to practice on. "Fatboys Bowling, Billiards & Games" also includes pool tables, arcade games and vending machines and is licensed so you can sit down and have a refreshment between games. Upstairs, you can let your imagination run wild, close to 5000 square feet of space to do as you dream. What was recently a collectable/gift shop will be emptied out and provide you will wide open space. Would be great space for a retail venture, but could be converted to multiple purposes. Retail, service industry, office space would all be great uses. Situated along Highway 43 in Hythe, Alberta, home to a vibrant oil and gas field and a large agricultural area, it is also along a major feeder



highway to the Alaska Highway. Come and see what you do with this property.

Built in 1954

Essential Information

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|------------|------------|
| MLS® # | A2154212 |
| Price | \$695,000 |
| Bathrooms | 0.00 |
| Acres | 0.41 |
| Year Built | 1954 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 10004 100 Street |
| Subdivision | NONE |
| City | Hythe |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T0H 2C0 |

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |

Exterior

| | |
|--------------|-----------------|
| Roof | Metal |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 31st, 2024 |
| Days on Market | 351 |
| Zoning | C1 |

Listing Details

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|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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