

\$695,000 - 10004 100 Street, Hythe

MLS® #A2154212

\$695,000

0 Bedroom, 0.00 Bathroom, 10,000 sqft

Business on 0.41 Acres

N/A, 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. (id:6289)

Built in 1954

Essential Information

Listing #	A2154212
Price	\$695,000
Bathrooms	0.00
Square Footage	10,000
Acres	0.41
Year Built	1954
Type	Business
Sub-Type	Freehold

Community Information

Address	10004 100 Street
Subdivision	N/A
City	Hythe
Province	Alberta
Postal Code	T0H2C0

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Concrete
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

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



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

