

\$2,700,000 - 3731 Fourth Avenue, Smithers

MLS® #C8071436

\$2,700,000

0 Bedroom, 0.00 Bathroom, 12,370 sqft

Business on 0.70 Acres

N/A, Smithers, British Columbia

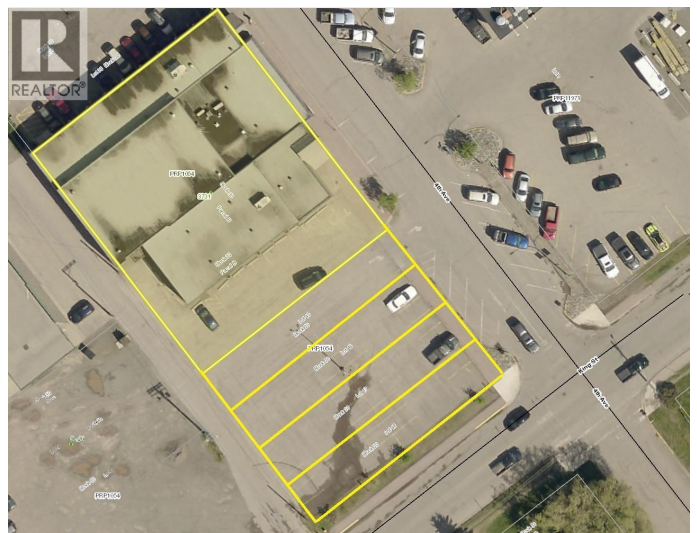
Located in the heart of Smithers, this property offers over 12,000 sq. ft. of building space on a large 18,000 sq. ft. lot. Currently home to the iconic Roi Theatre, the building presents endless possibilities for redevelopment-whether for retail, office, warehouse, or entertainment use. Adding to its appeal, the property includes a paved 100' x 125' corner parking lot with space for 52 vehicles, complete with street lighting and excellent access from both 4th Avenue and King Street. Roi 1 was originally built in 1975, with Roi 2 being added in 1983, and Roi 3 in 2009. All three theatres have ceilings that are over 18' high. This is prime Smithers real estate and it's a rare chance to secure a high-visibility location with exceptional potential. (id:6289)

Essential Information

Listings #	C8071436
Price	\$2,700,000
Bathrooms	0.00
Square Footage	12,370
Acres	0.70
Type	Business

Community Information

Address	3731 Fourth Avenue
Subdivision	N/A



City	Smithers
Province	British Columbia
Postal Code	V0J2N3

Listing Details

Listing Office Calderwood Realty Ltd.



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