

\$850,000 - 4706 43 Avenue, Forestburg

MLS® #CA0177964

\$850,000

0 Bedroom, 0.00 Bathroom, 5,070 sqft
Commercial on 0.00 Acres

N/A, Forestburg, Alberta

looking for that turn key business opportunity?well here it is! recycling bottle and electronic depot, in business for 20 years, plus a successful cafe & ice cream shop operating for 5&6 years, both businesses have a steady customer base, highway location and are located in a well cared for tin clad building, air-conditioned cafe & ice cream shop are in the front of the building and the recycle depot in the back, the main floor is 4225 sqft with an 845 sqft upper floor that with some renos could be a revenue generating rental suite or living accommodations, the recycle depot has a mezzanine,12x14 overhead door & covered drive through for loading & unloading, the depot comes with all equipment including a Toyota forklift, as well as a 2019 f-150 truck with canopy, cafe & ice cream shop boast a fully operational kitchen & dining area and comes with all equipment and furniture, front patio for customers to enjoy, 40' seacan for extra storage, back lane for shipping/receiving as well as plenty of parking space throughout to serve both businesses, pride of ownership shows throughout, building and equipment are very clean and well maintained, all building and planning have been done according to code, all you need to do is step inside and you'll be the proud owner of your own business

Built in 1999

Essential Information



| | |
|----------------|------------|
| MLS® # | CA0177964 |
| Price | \$850,000 |
| Bathrooms | 0.00 |
| Square Footage | 5,070 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Commercial |
| Sub-Type | Business |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4706 43 Avenue |
| Subdivision | N/A |
| City | Forestburg |
| County | Flagstaff County |
| Province | Alberta |
| Postal Code | T0B 1N0 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Available, Natural Gas Available |
|-----------|--|

Interior

| | |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

Exterior

| | |
|--------------|------------------------------------|
| Roof | Metal |
| Construction | Concrete, Metal Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 6th, 2019 |
| Days on Market | 2113 |
| Zoning | M2 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Royal LePage Rose Country Realty |
|----------------|----------------------------------|

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