

# \$375,000 - 4720 49 Avenue, Spirit River

MLS® #A2172932

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.43 Acres

NONE, Spirit River, Alberta

OPPORTUNITY KNOCKS! Business with busy highway 49 frontage and land in Spirit River. Potential for a gas station (tanks and pumps currently in place) with additional flexible commercial building. The building is 4800 sqft being currently leased as a gym/fitness studio has lots of space for a new/multiple business ventures. With an overhead garage door, plus framing for an additional one, this property has lots of storage and delivery space. There is currently two sides to the interior, one 48'11 x 47'05ft plus 47 x 49ft, for a total building envelope of 96 x 50ft. There is also an additional mezzanine with flex room overlooking the entry and office space. There is one washroom, front reception area and merchandise area. Metal building and roof on concrete slab, built in 1997. Newer vinyl plank flooring and polished concrete. Municipal water and sewer, zoned HD. Vendor financing may be available on approved credit with 25% down payment. Call to view today!

Built in 1997

## Essential Information

MLS® #	A2172932
Price	\$375,000
Bathrooms	0.00
Acres	1.43
Year Built	1997
Type	Commercial



Sub-Type	Mixed Use
Status	Active

### Community Information

Address	4720 49 Avenue
Subdivision	NONE
City	Spirit River
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3G0

### Interior

Heating	Natural Gas
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### Exterior

Lot Description	Back Lane, Near Shopping Center
Roof	Metal, Tar/Gravel
Construction	Metal Siding, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	October 13th, 2024
Days on Market	217
Zoning	HD

### Listing Details

Listing Office	eXp Realty
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