# \$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**

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 455 Zoning C1

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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