

**4939 50 Street  
Innisfail, Alberta**

**MLS # A2259264**



# \$465,000

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|--------------------|--|
| <b>Division:</b>   | Downtown Innisfail   |
| <b>Type:</b>       | Business   |
| <b>Bus. Type:</b>  | Arts and Entertainment, Professional/Office, Real Estate, Rental, Retail |
| <b>Sale/Lease:</b> | For Sale   |
| <b>Bldg. Name:</b> | Century Theatre  |
| <b>Bus. Name:</b>  | Century Theatre Company  |
| <b>Size:</b>       | 9,000 sq.ft.   |
| <b>Zoning:</b>     | CB   |

|                    |   |                       |                                      |
|--------------------|---|-----------------------|--------------------------------------|
| <b>Heating:</b>    | Baseboard, Boiler, Central, Forced Air, Hot Water, Natural Gas, Zone                  | <b>Addl. Cost:</b>    | -                                    |
| <b>Floors:</b>     | -   | <b>Based on Year:</b> | -                                    |
| <b>Roof:</b>       | Flat Torch Membrane, Metal, Mixed   | <b>Utilities:</b>     | -                                    |
| <b>Exterior:</b>   | Brick, Concrete, Mixed, See Remarks   | <b>Parking:</b>       | -                                    |
| <b>Water:</b>      | -   | <b>Lot Size:</b>      | 0.17 Acre                            |
| <b>Sewer:</b>      | -   | <b>Lot Feat:</b>      | Back Lane, City Lot, Street Lighting |
| <b>Inclusions:</b> | All Movie equipment , all concession equipment and dry goods, extra chairs tables etc |                       |                                      |

Historic Building downtown Innisfail (built in 1928 ) 9000 +/- sq ft building . Let your creativity flow. Operated for almost a Century as a Live Entertainment center and Movie Theatre ( digital equipment ) . Known as Century Theatre . Presently 3 revenue streams with the Auditorium as a future 4th 1./Residential apartment, 2./Retail store, 3./Lobby area. Presently the Auditorium is not being operated. Main lobby has ticket counter, concession area with glass counters and display case plus stainless sink counter , all Equipment included. Also has office area , numerous windows , and storage room. Auditorium has EXCELLENT ACOUSTICS (ask Gord Bamford or Brett Kissell if you want an Artists opinion ) and is also set up for movies (2D and 3D )all Digital equipment as well as the Drop down Screen . Seating area is 60 ' by 36' 10 " , Ceiling is around 16 ft high and is hand painted tin , 60 Upgraded Seats with cup holders and 170 regular seats on a sloped floor plus space for handicapped patrons. 2 handicapped accessible bathrooms. Screen is 28'11"x 15' and lifts up for live shows on the 36' 10" x 16' stage. There is a back stage plus huge storage and work areas on both sides of the auditorium. There is also a Sound ,light control room plus concession storage room . Other events held in Theatre space include , birthdays, private rentals, company appreciation nights, power point presentations, group rentals, even weddings, capacity for 270+ people. It may be possible to have two movie screens. Upper Rental suite is around 1100 sq ft w/ 2 bedrooms, office , kitchen ,laundry , 4 pce bath and living room ( present tenant 8 yrs ) All windows replaced . COCO vap leases West unit Street level which is 900 +/- sq. ft , it has front retail area , two offices and large common area , 2 pce bathroom( lease in place) Lots of potential, I would say an Entrepreneurs dream .

Historic designation for the building may be possible. Century Theatre Company has owned and operated the building for 25 yrs. GST is applicable. More information in supporting documents (also copies of original plans). Seller may consider financing. Note some upgrades in progress.