

10002 100 Avenue
La Glace, Alberta

MLS # A2266059



\$100,000

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,200 sq.ft.
Zoning:	GC

Heating: Boiler

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: Everything in the building

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.19 Acre

Lot Feat: -

This fully-equipped restaurant (or multi-use commercial space) is ready for its next owner — and the possibilities are endless. Located in the heart of La Glacé with fantastic exposure, this spacious property offers incredible potential for anyone looking to open a business or expand an existing one. Featuring warm wood accents, a charming and welcoming aesthetic, 3 bathrooms with multiple stalls, a bedroom, a flex space and ample storage, the layout lends itself to countless opportunities — from a restaurant or café to a retail shop, event space, bakery, catering hub, or even a community gathering spot. Located in the heart of oil country, this is a chance to own a commercial space in a region where opportunity still flows right alongside the industry. This property is being sold as is, where is because the boiler and hot water tank are currently non-functional, and the building will be winterized soon unless the next owner plans to take possession and proceed with upgrades. Whether you’re dreaming big or building local roots, this space is a blank slate with major potential for the right visionary.