# \$1,700,000 - 554 Carmichael Lane, Hinton

MLS® #A2185512

## \$1,700,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Mountain View, Hinton, Alberta

Prime Mixed-Use Commercial Building on Highway 16 â€" Hinton, AB

Strategically located right on Highway 16, this high-exposure mixed-use commercial property offers a strong investment opportunity in the heart of Hinton. The main floor is currently home to four well-established restaurant tenants, all on long-term leases, providing stable income.

The second floor features office or flexible space ready for customizationâ€"perfect for a variety of professional or service-based uses. The basement includes spacious warehouse/storage areas with large overhead doors, ideal for logistics or inventory-based businesses.

This property is underutilized and presents significant upside for the right buyer. With portions of the building still to be completed or leased, there's tremendous potential to add value and maximize returns.

Built in 2010

#### **Essential Information**

MLS® # A2185512 Price \$1,700,000

Bathrooms 0.00 Acres 0.00







Year Built 2010

Type Commercial

Sub-Type Mixed Use

Status Active

# **Community Information**

Address 554 Carmichael Lane

Subdivision Mountain View

City Hinton

County Yellowhead County

Province Alberta
Postal Code T7V1S8

Interior

Heating Baseboard, Forced Air, Natural Gas

**Exterior** 

Roof Metal

### **Additional Information**

Date Listed May 7th, 2025

Days on Market 179

Zoning C-HWY

## **Listing Details**

Listing Office RE/MAX 2000 REALTY

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