

# \$850,000 - 4706 43 Avenue, Forestburg

MLS® #CA0177964

**\$850,000**

0 Bedroom, 0.00 Bathroom, 5,070 sqft  
Commercial on 0.00 Acres

N/A, Forestburg, Alberta

looking for that turn key business opportunity?well here it is! recycling bottle and electronic depot, in business for 20 years, plus a successful cafe & ice cream shop operating for 5&6 years, both businesses have a steady customer base, highway location and are located in a well cared for tin clad building, air-conditioned cafe & ice cream shop are in the front of the building and the recycle depot in the back, the main floor is 4225 sqft with an 845 sqft upper floor that with some renos could be a revenue generating rental suite or living accommodations, the recycle depot has a mezzanine,12x14 overhead door & covered drive through for loading & unloading, the depot comes with all equipment including a Toyota forklift, as well as a 2019 f-150 truck with canopy, cafe & ice cream shop boast a fully operational kitchen & dining area and comes with all equipment and furniture, front patio for customers to enjoy, 40' seacan for extra storage, back lane for shipping/receiving as well as plenty of parking space throughout to serve both businesses, pride of ownership shows throughout, building and equipment are very clean and well maintained, all building and planning have been done according to code, all you need to do is step inside and you'll be the proud owner of your own business

Built in 1999

## Essential Information



MLS® #	CA0177964
Price	\$850,000
Bathrooms	0.00
Square Footage	5,070
Acres	0.00
Year Built	1999
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	4706 43 Avenue
Subdivision	N/A
City	Forestburg
County	Flagstaff County
Province	Alberta
Postal Code	T0B 1N0

### Amenities

Utilities	Electricity Available, Natural Gas Available
-----------	----------------------------------------------

### Interior

Heating	Forced Air
---------	------------

### Exterior

Roof	Metal
Construction	Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 6th, 2019
Days on Market	2112
Zoning	M2

### Listing Details

Listing Office	Royal Lepage Rose Country Realty
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.