

# \$795,000 - 10004 100 Street, Hythe

MLS® #A2154212

**\$795,000**

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. 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. It could be a lifestyle as well as a living.

Built in 1954

### **Essential Information**

MLS® #	A2154212
Price	\$795,000
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	250
Zoning	C1

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.