

**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 &mdash; and the possibilities are endless. Located in the heart of La Glac&eacute; 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 &mdash; from a restaurant or caf&eacute; 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&rsquo;re dreaming big or building local roots, this space is a blank slate with major potential for the right visionary.