

**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

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.19 Acre

Sewer: -

Lot Feat: -

Inclusions: Everything in the building

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.