

**189 Pembina Avenue  
Hinton, Alberta****MLS # A2267242****\$3,280 per month**

|                    |                                                                  |
|--------------------|------------------------------------------------------------------|
| <b>Division:</b>   | Mountain View                                                    |
| <b>Type:</b>       | Mixed Use                                                        |
| <b>Bus. Type:</b>  | Bakery,Clothing ,Commercial ,Convenience Store,Drugstore,Fitness |
| <b>Sale/Lease:</b> | For Lease                                                        |
| <b>Bldg. Name:</b> | Summit Building                                                  |
| <b>Bus. Name:</b>  | -                                                                |
| <b>Size:</b>       | 3,260 sq.ft.                                                     |
| <b>Zoning:</b>     | -                                                                |

|                    |                                                    |                       |   |
|--------------------|----------------------------------------------------|-----------------------|---|
| <b>Heating:</b>    | Baseboard, Boiler, Combination, Natural Gas, Zoned | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -                                                  | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | Asphalt                                            | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | -                                                  | <b>Parking:</b>       | - |
| <b>Water:</b>      | -                                                  | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | -                                                  | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | n/a                                                |                       |   |

Commercial space perfect for large restaurant or any type of retail that needs space to showcase their products. Tenant could also divide space to let related businesses that compliment their product share this prime location . Looking out over Green Square in the center of Hinton ,close to Hwy 16 and the Chamber of Commerce building where tourists come for information . Hinton Hill has substantial foot traffic walking by as well .and Many Green Square businesses are undergoing major renovations at this time, come and take a look and imagine the potential