

**201-206, 554 Carmichael  
Hinton, Alberta****MLS # A2052815****\$9 per sq.ft.**

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**Division:** Hill

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**Type:** Mixed Use

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**Bus. Type:** -

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**Sale/Lease:** For Lease

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**Bldg. Name:** -

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**Bus. Name:** -

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**Size:** 4,426 sq.ft.

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**Zoning:** -

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**Heating:** Forced Air, Natural Gas

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**Floors:** -

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**Roof:** -

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**Exterior:** -

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**Water:** -

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**Sewer:** -

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**Inclusions:** NONE

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**Addl. Cost:** -

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**Based on Year:** -

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**Utilities:** -

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**Parking:** -

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**Lot Size:** -

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**Lot Feat:** -

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Welcome to the Tonquin Building, where prime second-floor spaces are awaiting your vision. Ideally suited for office or retail use, this highly visible property boasts a thriving main floor with an enticing selection of restaurants and retail establishments, creating a vibrant atmosphere that attracts a steady stream of customers. With direct highway 16 visibility, your business will enjoy maximum exposure to passing traffic. Choose from three distinct unit sizes: the spacious 1,781 sq ft unit, the compact yet functional 997 sq ft unit, or the versatile 1,648 sq ft unit. Additionally, warehouse space of up to 11,418 sq ft is available, catering to businesses in need of ample storage or distribution capabilities. Take advantage of this exceptional opportunity to establish your business in a premier location with endless possibilities for success.