

**9805 99 Avenue  
Hythe, Alberta**

**MLS # A2095557**

**\$189,900**



**Division:** NONE

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,680 sq.ft.

**Zoning:** AG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 3.41 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Discover a business opportunity in Hythe's industrial core with this 3,680 sq ft building situated on 3.41 acres. Its strategic location ensures highway visibility, making it an optimal choice for your enterprise. The metal-clad building is equipped with two overhead doors (14 x 18 wide, 14 x 12 wide) and features 500' of open-sided storage and 200' of open-faced storage, all protected by a robust metal-clad roof. Once a thriving lumber yard, this property seamlessly adapts to various commercial ventures. With highway frontage and proximity to rail, it stands out as an ideal location for your business. Additionally, its close proximity to the B.C. border opens doors to regional opportunities. Don't miss the chance to seize the appeal of this prime location&mdash;book your viewing and embark on your business journey today!