

**48 Main Street E
Big Valley, Alberta**

MLS # A2210842



\$149,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,666 sq.ft.
Zoning:	C

Heating:	Baseboard, Fireplace(s), Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle, Metal, Shake	Utilities:	-
Exterior:	Wood Frame	Parking:	-
Water:	Public	Lot Size:	0.09 Acre
Sewer:	Public Sewer	Lot Feat:	Back Lane, City Lot, Near Shopping Center
Inclusions:	Stove, fridge x 2, hood fan, washer / dryer combo, stereo, dishwasher. See addendum in supplements for an extensive list of inclusions.		

Calling entrepreneurs and investors seeking untapped potential in Central Alberta. Big Valley is rich with heritage, a strategic location, and a busy seasonal steam train. The Alberta Prairie Railway draws thousands of visitors annually, providing foot traffic for retail, hospitality, and entertainment services. With over 1600 square feet of commercial space right on Main Street, the possibilities are endless. The space currently runs as an antique shop, ice cream shop, and gift shop. The land, building, many inclusions, and most décor is offered at this price. There is a customer washroom accessible from the boardwalk on the main level making it easy and convenient for customers. The second storey has a four-piece washroom and separate entrance. Bring your name, business ideas, and make it yours. Do you have a similar business model? Current inventory can be easily negotiated into the sale price! While being a small village, Big Valley offers amenities such as an agriplex hosting minor hockey, tennis courts, baseball diamonds, a k-9 school, and a nine-hole golf course on the edge of the village. Red Deer, Stettler, Drumheller, and Innisfail are less than one hour drive away. Book a showing today and see what affordable business ownership can look like.