# \$2,100,000 - 4624 47 Street, Hardisty

MLS® #A2197745

\$2,100,000

0 Bedroom, 0.00 Bathroom, Commercial on 1.06 Acres

Hardisty, Hardisty, Alberta

An opportunity to aquire this well established non franchised business that has been a pillar of the community and surrounding area since 1996. Comrades Parts and Accessories has been providing service to local patrons, agriculture and oil field industries with a strong customer base. The building boast 6000 sq ft of store space with 1 washroom. Ample room for storage and large store front area. The store carries a wide selection of auto parts for all makes and models of passenger vehicles as well and parts for large trucks, farm and ranch supplies, safety clothing and accessories just to mention a few items. A fully equipped hydraulic room with hydraulic fittings and crimping machine. The lot is a total of 1.06 acres with lots of room to expand. The front area of the lot is surrounded by a 6ft chain link fence. Prime Location: High-traffic area with strong visibility. Ground level unloading and back ally drop off with access for large trucks. This thriving business employees 3 full time and 1 part time employees. Store hours Monday to Friday 8am -5pm and Saturdays 9am to 1 pm.







Built in 1996

#### **Essential Information**

MLS® # A2197745
Price \$2,100,000

Bathrooms 0.00

Acres 1.06

Year Built 1996

Type Commercial

Sub-Type Industrial

Status Active

# **Community Information**

Address 4624 47 Street

Subdivision Hardisty
City Hardisty

County Flagstaff County

Province Alberta
Postal Code T0B1V0

#### **Amenities**

Parking Spaces 25

## **Exterior**

Lot Description Back Lane, Corner Lot, Level, Street Lighting

## **Additional Information**

Date Listed February 27th, 2025

Days on Market 235

Zoning Industrial

## **Listing Details**

Listing Office Clear Choice Realty

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