

FOR SALE COMMERCIAL / RETAIL PLAZA - HINTON ALBERTA

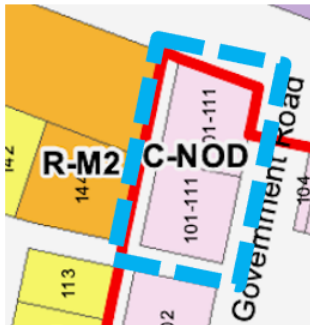
Investment / Owner Occupier Property - Multi Use Zoning



**PRICED
TO SELL
\$ 54 / sf**

**16,800 sq. ft. Building
22,000 sq. ft. Site**

Switzer Drive



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Information contained herein including physical, measurements and areas, financial information and descriptive attributes and improvements have been compiled by the Brokerage based in part upon information provided by the Vendor and gathered from other sources believed reliable. Although efforts have been made to ensure accuracy of information, the Brokerage and Vendor do not make any representation or warranty, either express or implied regarding the accuracy or completeness of the information. Purchasers are advised to perform an independent due diligence on all aspects to assure themselves to their sole satisfaction. Pricing and availability subject to change without prior notice.

PROPERTY OVERVIEW

Property ID: Hinton Commercial / Retail Plaza
Address: 101 - 111 Government Road, Hinton AB
Legal Description: Lots 1 & R, Block 1, Plan 1791 KS
Construction Date: Building constructed 1977
CRU Spaces: 10 - ranging from 870 sf to 3,125 sf
Building Areas: **GLA** 16,816 sq. ft. (80' x 212') **NLA:** 15,285 sq. ft. **Gross-Up** 1.10:1
Site Area: 22,074 sq. ft.



Location & Site: The site is located at southwest corner of intersection at Switzer Drive and Government Road. Switzer Drive is a major east/ west arterial route in the north-central part of Hinton. Access to Highway #16 is conveniently available just 1.7 kilometers south via close-by Drinnan Way. The property fronts onto west side of Government Road at a treed-lined section with widened sidewalk portions, benches and decorative lamp posts. The site is fully serviced, landscaped with on-site paved parking at the rear of the building via a paved lane. Ample dedicated angle parking available at front and rear of the building as well as street front on Athabasca Avenue.

Building Description: The single-story building's exterior finish features painted & scored concrete block, with aluminium windows and a pre-painted metal fascia. Roof is 4-ply membrane roof cover, plywood sheathing, open web wood roof joists (50% of membrane replaced circa 2018 - 25% 2024). Heating / cooling comprises 10 combination natural gas fired forced air furnaces with 10 roof-top air condition units (all replaced 2018-2021). Electrical system consists of 100 amp for each tenant with fluorescent as well as incandescent light fixtures. Hot water is supplied by hot water tanks via copper piping.

Interior base building finishing includes painted concrete block perimeter walls. Bay demising walls reportedly consist of 2x4 wood frame construction, 16 inches on center finished with ¼ inch drywall, taped, primed, and painted. Ceilings 11' high consisting of lay-in tile ceiling tile. All tenant areas have individual or shared access to men / ladies' washrooms (Bay 2 also has a 2-piece staff washroom).

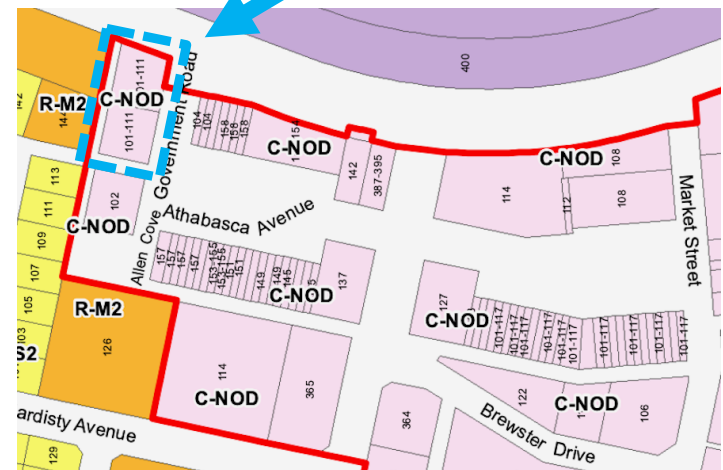
Land Use Class: C-NOD - Urban Nod Commercial District: *Uses Include: Retail; Medical; Personal Service; Offices; Liquor; Grocery; Care Facility, Veterinarian*

Lease Status: Three Bays Leased: 2; 8 / 9; 10 - Lease Type: Gross

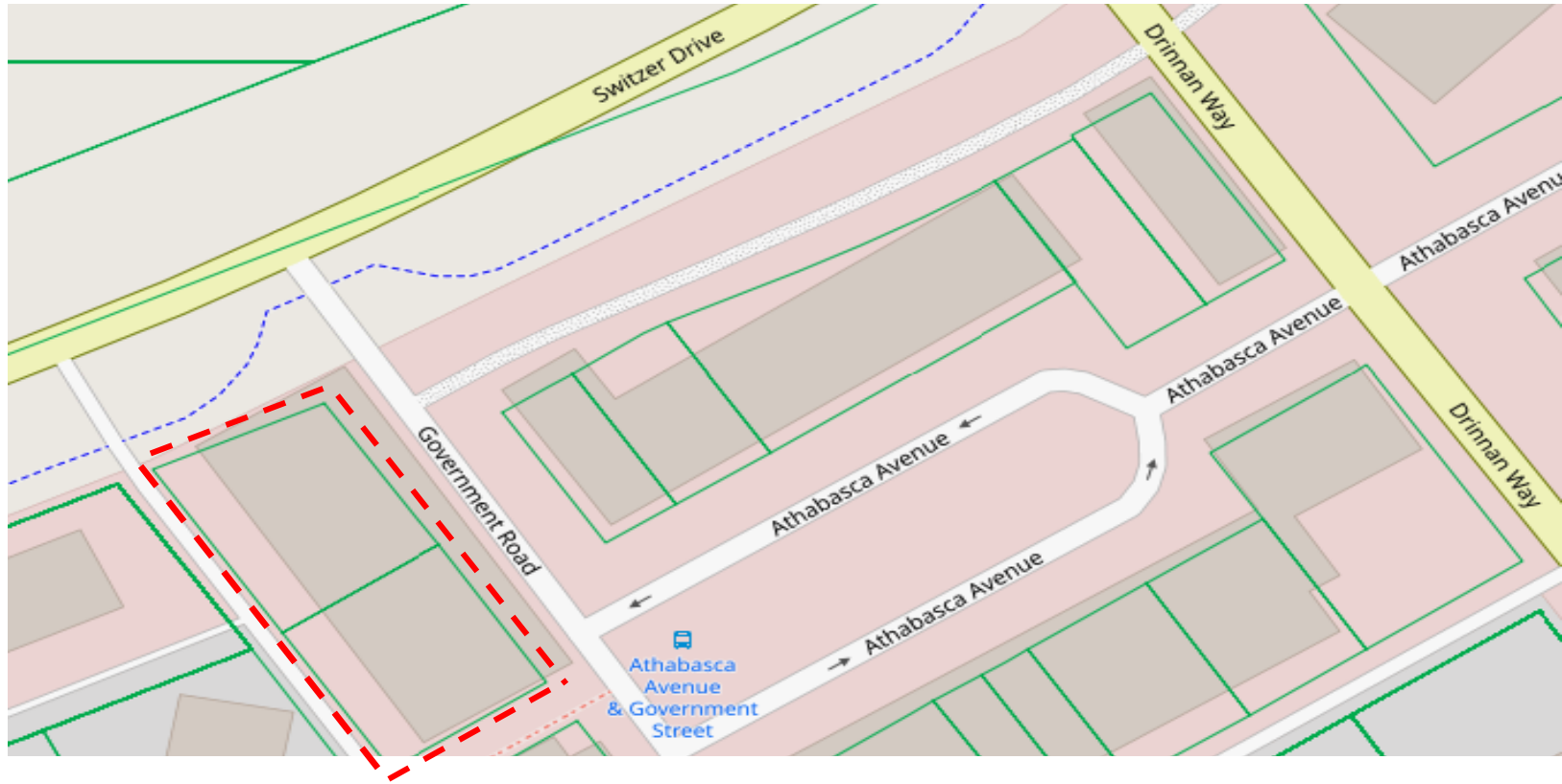
Current NOI: Financials - Discuss with Brokerage

ASKING PRICE: \$899,000 (\$54 / sf)

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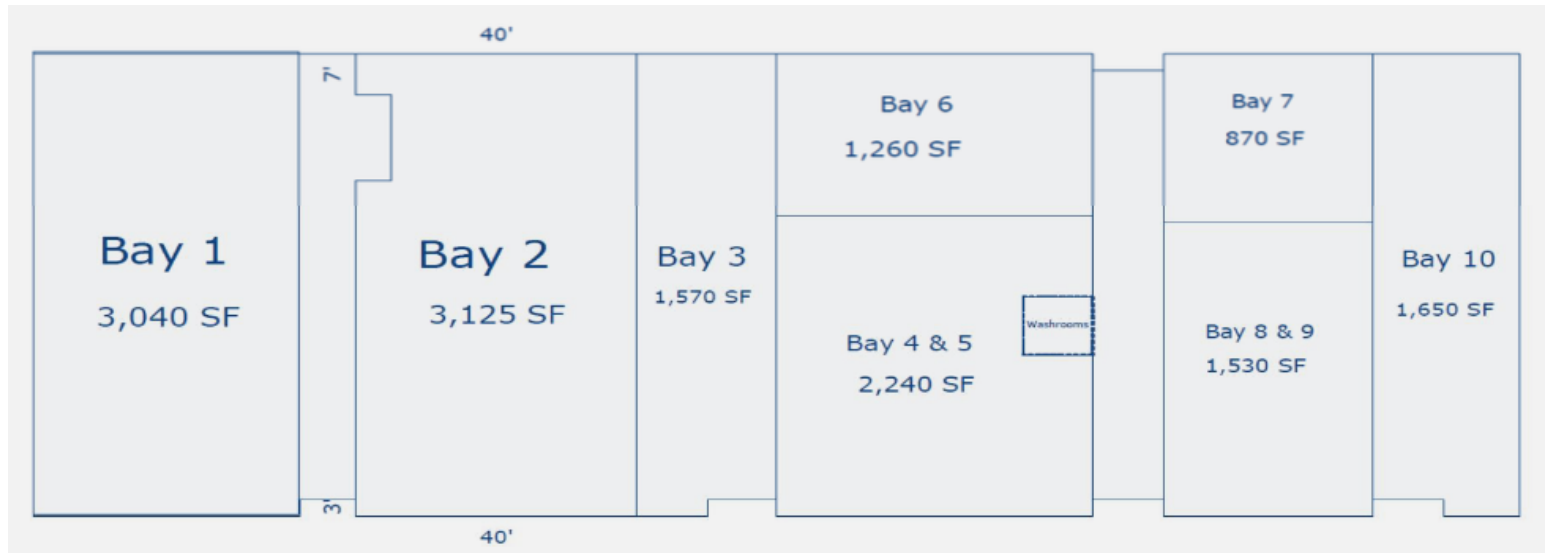


■ C-NOD Urban Node Commercial



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BAY #	SIZE SF
101	3,040
102	3,125
103	1,570
104 / 5	2,240
106	1,260
107	870
8 & 9	1,530
10	1,650
	15,285

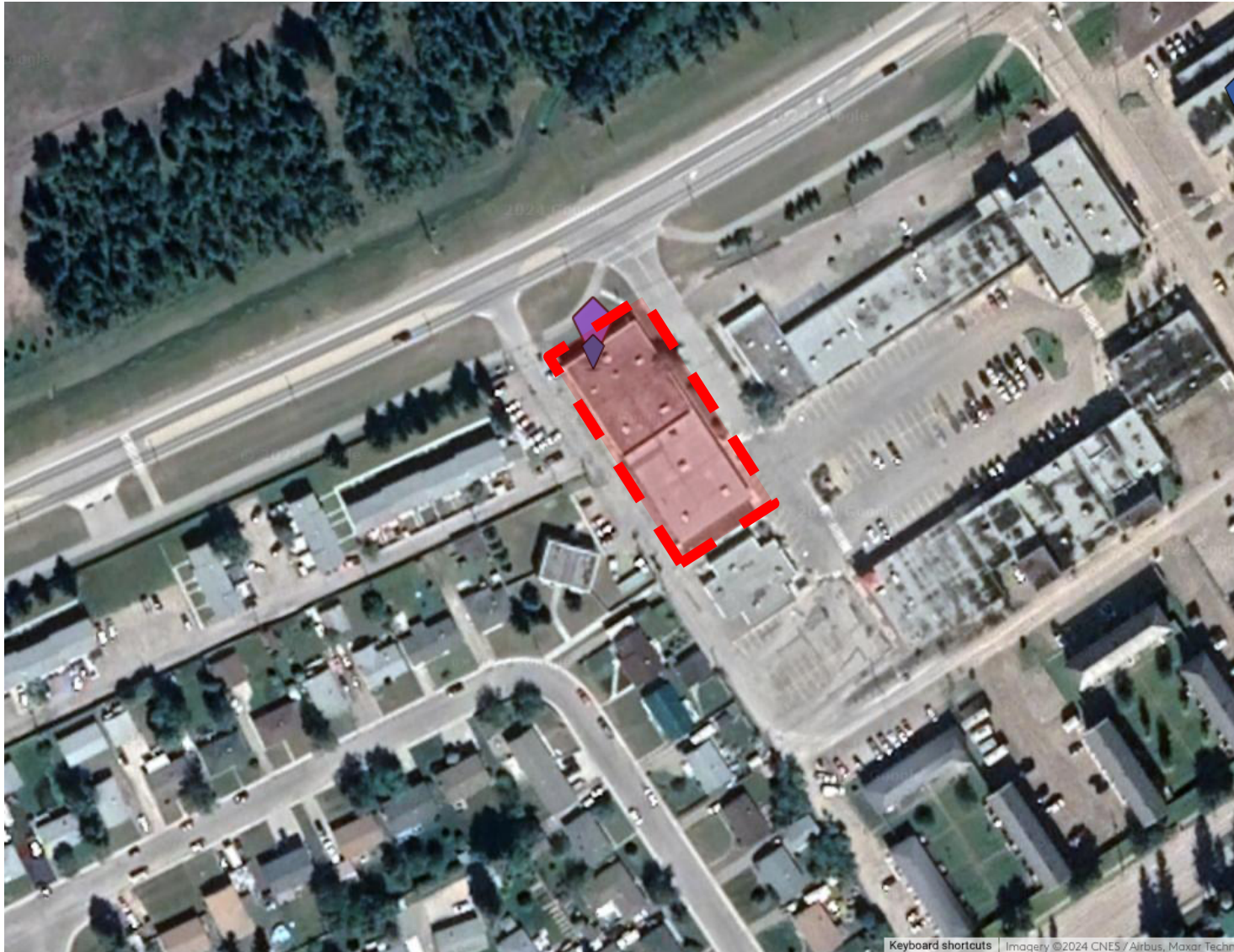


Bay 7



Note: Photographs may be dated – Updates to follow

AERIAL VIEW



C-NOD URBAN NODE COMMERCIAL DISTRICT



General Purpose

This District is generally intended to provide for a wide variety of retail commercial and office Uses at higher densities, including residential Use in the form of mixed residential-commercial Buildings and stand-alone medium to high density residential development. The latter shall be located outside the core of the retail commercial office Use area. Services which are not dependent on walk-in trade shall be restricted to locations away from ground floor frontage.

Permitted Uses	Discretionary Uses
Animal Service Centre	Accessory Building/Structure
Brewpub	Car Wash Service Station
Cannabis Retail	Care Facility (Day/Family/Group)
Eating or Drinking Establishment (Major/Minor)	Commercial School
Entertainment Establishment	Gas Station
General Office	Indoor Recreation
Grocery Store	Multi-Dwelling Unit Development (up to 4 Storeys)
Hotel/Motel	Places of Assembly
Liquor Store	Residential dwelling unit(s) above street level
Medical Clinic	Stacked Townhouse
Park	Those uses which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses, and which conform to the general purpose and intent of the District
Personal Service Establishment	
Public Utility (Minor)	
Retail Store (Small/General)	
Veterinary Clinic	