

COURT ORDERED SALE





NAI Commercial

2,240 SF± ON 2.02 ACRES±



9904/9908 - 99 AVENUE | HYTHE, AB

PROPERTY HIGHLIGHTS

-  **Property:** Office/warehouse industrial building (2,240 sq.ft.±) on two separately titled adjoining lots with an assembled site area of 2.02 acres± which accommodate a wide variety of industrial applications with yard storage requirements
-  **Location:** Situated in Hythe industrial-commercial area, just 54 km west of Grande Prairie, Alberta, along Highway 43
-  **Site Coverage Ratio:** At 3% the fenced and gravelled 2.02 acre± site is ideal for additional yard or building expansion
-  **Sale Price: \$90,000**

VINCE CAPUTO

Partner
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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



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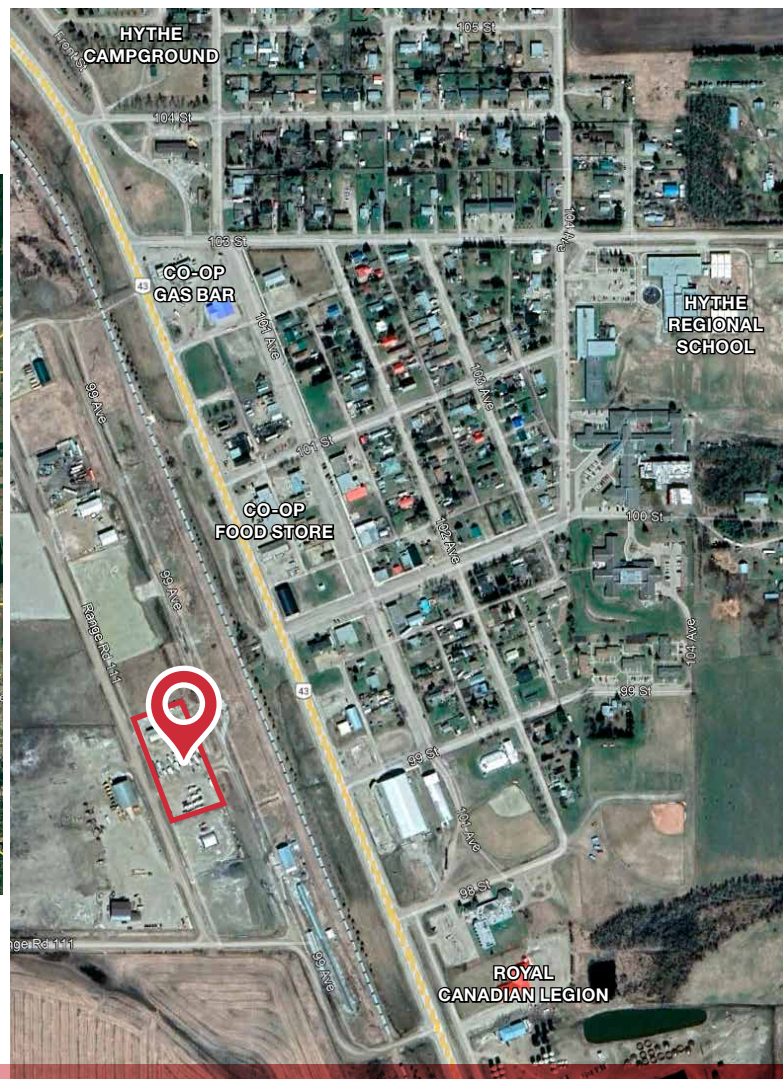
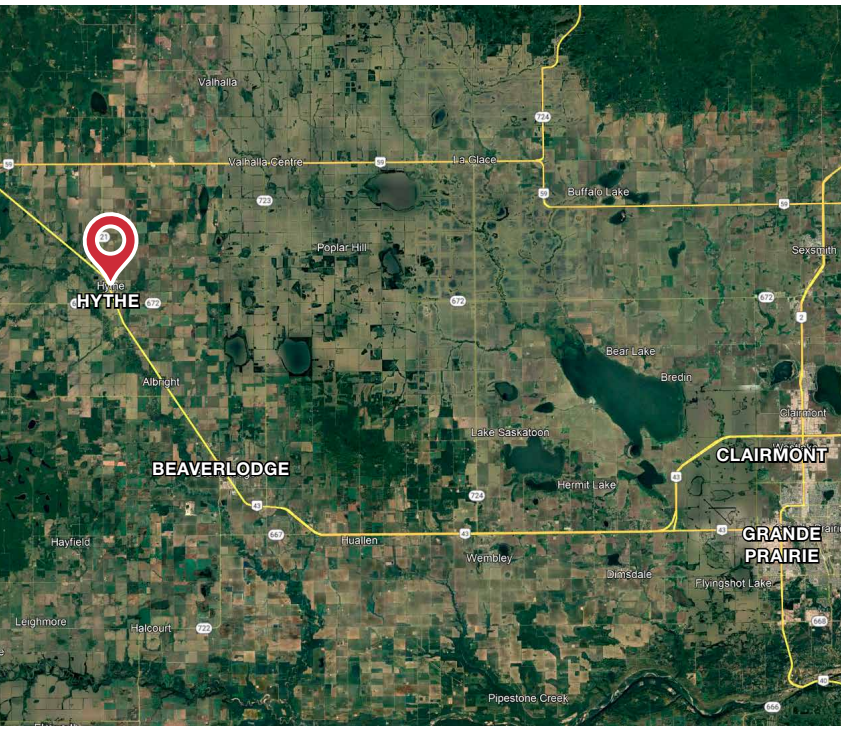
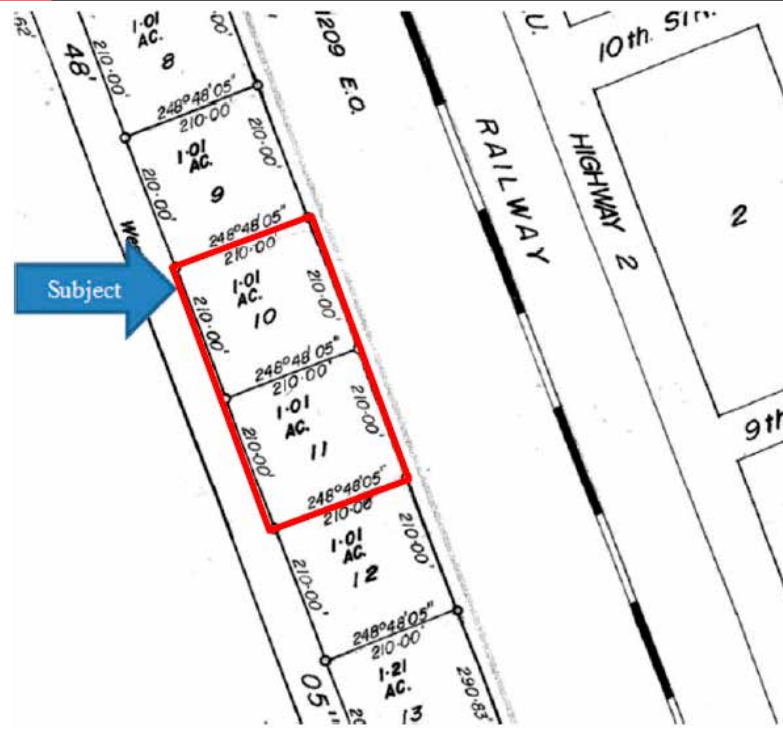
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ADDITIONAL INFORMATION

ADDRESS	9904/9908 - 99 Avenue, Hythe, AB
LEGAL DESCRIPTION	9908 - Lot 10, Block G, Plan 7920863, 9904 - Lot 11, Block G, Plan 7920863
LAND AREA	2.02 acres±
ZONING	M1 - General Industrial
MUNICIPALLY SERVICED	Yes (TBC) by Purchaser
PROPERTY TAXES (2023 estimate)	9908 - \$2,394.57 9904 - \$2,882.87

BUILDING FEATURES

SIZE	2,240 sq.ft.±
SITE COVERAGE	3%
YEAR BUILT	1985
POWER	TBD
LOADING	Two grade
SALE PRICE	\$90,000



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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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