

**10001 95 Avenue**  
**La Crete, Alberta**

**MLS # A2110584**



**\$5,600**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Old Subway Building
<b>Bus. Name:</b>	-
<b>Size:</b>	4,000 sq.ft.
<b>Zoning:</b>	LC-MS

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

FOR SALE or LEASE: Private financing available for a business start up or building purchase! Are you looking for a new spot to start a business? A franchise opportunity? Drive through potential? This high exposure location offers numerous different opportunities for your business idea. The owner is willing to work with ideas ranging from private financing to building out the space to fit your needs! This building was previously set up as a Subway. The building is set up for you to take the whole space or half the building; a multi-tenant set up is definitely an option here. Another great feature is the paved parking lot, great signage, sharp exterior and prime location. This building is located across from Country Corner Furniture and North of the Burger Shack/Esspresso house complex in La Crete AB. Plus Triple Net.