

# \$495,000 - 316 Main Street, Oyen

MLS® #A2145266

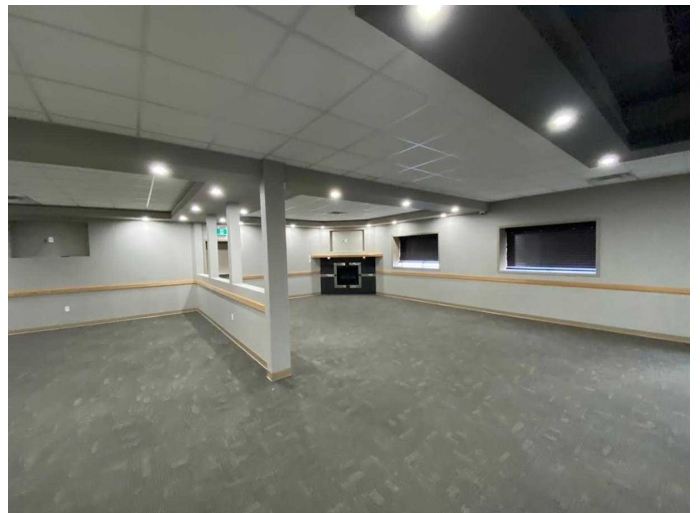
**\$495,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.27 Acres

NONE, Oyen, Alberta

This fully renovated building in 2018 designed to be used as one building or 3 separate demised spaces. Building is divided by a fire wall down the middle, ideally suited for a bar on one side and a restaurant on the other plus an area in the rear that would make an excellent take out Pizza business. This building was previously licensed for 220 person bar /restaurant plus 20 person patio for a total of 240 chairs. The equipment has been removed but the ventilation system and compressor lines are still in place. Substantial long term power construction projects in the area are underway. According to the Oyen's Community Development Strategy and action Plan Oyen and surrounding area are in desperate need of a good restaurant, bar and Pizza business to satisfy the local service gap. With a population of 915 plus large construction crews, Oyen is an amazing business oriented town that is the center of everything in their local arena. Please note: This listing is being administered for online auction by VPIAuctions. Sale terms "Sold as Is Where Is"; "All Sales Are Final"; 10% non-refundable deposit upon being declared high bidder and meeting or exceeding the reserve price. Auction starts Monday November 4, 2024 9:00 AM ends Thursday November 7, 2024 approx. 1:00 PM Visit listing brokerage for details.

Built in 1985



## Essential Information

MLS® #	A2145266
Price	\$495,000
Bathrooms	0.00
Acres	0.27
Year Built	1985
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	316 Main Street
Subdivision	NONE
City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J 2J0

## Amenities

Parking Spaces	6
----------------	---

## Interior

Heating	Central, Forced Air, Natural Gas
Cooling	Central Air

## Exterior

Lot Description	Back Lane, City Lot, Interior Lot, Low Maintenance Landscape, Street Lighting
Roof	Metal
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2024
Days on Market	285
Zoning	C-1

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.