

\$300,000 - 4168 Hwy 9, Oyen

MLS® #A2160160

\$300,000

0 Bedroom, 0.00 Bathroom,
Commercial on 11.46 Acres

NONE, Oyen, Alberta

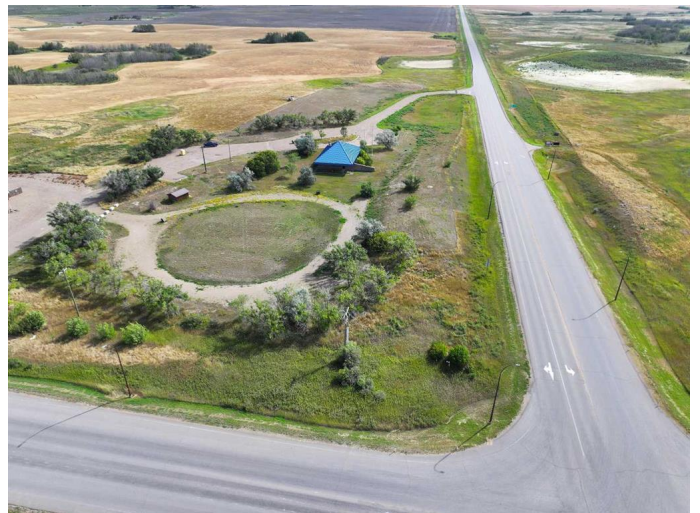
Discover an exceptional opportunity with this prime 11.46-acre property located just north of Oyen in Special Areas No. 3. Ideally positioned at the intersection of Hwy 9 and Hwy 41, this property offers excellent visibility and accessibility. The site features a 1852 sq.ft. building, constructed in 1983, which was previously used as a visitor centre. The structure is well-suited for a variety of business or personal uses. The property boasts good access and parking, with paved driveways and parking lot. Additionally, it is equipped with essential utilities, including natural gas, power, municipal water (via cistern), and a septic tank and field. Don't miss out on this outstanding opportunity for your next venture or expansion.

Built in 1983

Essential Information

MLS® #	A2160160
Price	\$300,000
Sold Price	\$285,000
Bathrooms	0.00
Acres	11.46
Year Built	1983
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information



Address	4168 Hwy 9
Subdivision	NONE
City	Oyen
County	Special Area 3
Province	Alberta
Postal Code	T0J 0C7

Additional Information

Date Listed	August 22nd, 2024
Date Sold	November 1st, 2024
Days on Market	70
Zoning	--
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre - Coaldale
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.