

# \$2,100,000 - 4624 47 Street, Hardisty

MLS® #A2197745

**\$2,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.06 Acres

Hardisty, Hardisty, Alberta

An opportunity to acquire this well established non franchised business that has been a pillar of the community and surrounding area since 1996. Comrades Parts and Accessories has been providing service to local patrons, agriculture and oil field industries with a strong customer base. The building boasts 6000 sq ft of store space with 1 washroom. Ample room for storage and large store front area. The store carries a wide selection of auto parts for all makes and models of passenger vehicles as well as parts for large trucks, farm and ranch supplies, safety clothing and accessories just to mention a few items. A fully equipped hydraulic room with hydraulic fittings and crimping machine. The lot is a total of 1.06 acres with lots of room to expand. The front area of the lot is surrounded by a 6ft chain link fence. Prime Location: High-traffic area with strong visibility. Ground level unloading and back alley drop off with access for large trucks. This thriving business employs 3 full time and 1 part time employees. Store hours Monday to Friday 8am -5pm and Saturdays 9am to 1 pm.

Built in 1996

## Essential Information

MLS® #	A2197745
Price	\$2,100,000
Bathrooms	0.00



Acres	1.06
Year Built	1996
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	4624 47 Street
Subdivision	Hardisty
City	Hardisty
County	Flagstaff County
Province	Alberta
Postal Code	T0B1V0

### **Amenities**

Parking Spaces	25
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### **Exterior**

Lot Description	Back Lane, Corner Lot, Level, Street Lighting
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### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	219
Zoning	Industrial

### **Listing Details**

Listing Office	Clear Choice Realty
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