

**316 Main Street Oyen, AB T0J 2J0**

**Commercial**  
**Active** [A2145266](#)

**PD:** **DOM:** 118 **LP:** \$650,000.00  
**LR:**  
**OP:** \$650,000.00



<b>Trans Type:</b>	For Sale	<b>Title:</b>	Fee Simple
<b>County:</b>	Special Area 3	<b>City:</b>	Oyen
<b>Type:</b>	Retail	<b>SQFT:</b>	6,782
<b>Bus Type:</b>		<b>Year Built:</b>	1985
<b>Building Type:</b>	Free-Standing	<b>Business:</b>	No
<b>Subdivision:</b>	NONE	<b># Floors:</b>	1
<b>LINC#:</b>	<a href="#">0018168992</a>	<b># Buildings:</b>	
<b>Legal Pln:</b>	3731CD	<b>Blk:</b>	5
<b>Blk:</b>	5	<b>Lot:</b>	6, 7, & 8
<b>Zoning:</b>	C-1	<b>Tax Amt:</b>	\$9,608.48
<b>Lot Size:</b>	0.27 Ac	<b>Tax Year:</b>	2024
<b>Exclusions:</b>	No	<b>SRR:</b>	No
<b>Reports:</b>	None	<b>Leg Unit #:</b>	
<b>Restrictions:</b>	None Known		
<b>Disclosure:</b>			
<b>Owner Type:</b>			
<b>Possession:</b>	Immediate/Building currently vacant		

**Public Remarks:** 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.

**Property Information**

<b>Building Area:</b>	6,782.00	<b>Nearest Town:</b>		<b>Frontage:</b>	90.00
<b>Mezzanine SF:</b>		<b>Fir Area Ratio:</b>		<b># Elevators:</b>	0
<b>Footprint SF:</b>	6,782	<b>Foundation:</b>	Poured Concrete	<b>Live Work:</b>	No
<b>Lot Size Dim:</b>	3- 30' X 130	<b>Floor Thick:</b>	6.00	<b>Lot Depth:</b>	130.00
<b>Builder Name:</b>		<b>Roof:</b>	Metal	<b>ASPARP:</b>	
<b>Tax Assess Val:</b>	\$515,510	<b>Tax Roll #:</b>			
<b>Electric:</b>		<b>Cooling:</b>	Central Air		
<b>Exclusions:</b>	none				
<b>Heating:</b>	Central, Forced Air, Natural Gas				
<b>Lot Features:</b>	Back Lane, City Lot, Low Maintenance Landscape, Interior Lot, Street Lighting				
<b>Access To Prop:</b>	Accessible to Major Traffic Route, Back Alley Access, Front and Rear Drive access, Gravel Lane, Two-Way Access				
<b>Inclusions:</b>	none				
<b>Fire Inspection:</b>	Yes	<b>Fire Inspect Dt:</b>			
<b>Fire Protection:</b>	Fire Extinguishers				

**Industrial Information**

**Yard Size:** **# Grade Doors:** **# Load Doors:** **Clr Ceiling Ht:** 12.00

**Office & Retail Information**

**Lease Rate SM:** **Lse Rate SF:** **Lse Measure:** Square Feet

**Parking Information**

<b>Total Parking:</b>	6	<b>Energized:</b>	6	<b>Common:</b>	
<b>Add Parking:</b>		<b>Other Parking:</b>	on street		
<b>Parking:</b>	6				

**Business Information**

**Comm Amen:** Exhaust Fan(s), Parking-Extra, Storage

**Tenant Information**

**Tenant Name:** **Prev Tenant:** bar and restaurant **Tenant in Place:**