



## 40 Main Street , Big Valley, Alberta - \$62,500



Main Photo

### Property Description

1153 sq. ft of retail/business space available in the village of Big Valley, Alberta. Located on Main Street on the popular Jimmy Jock Boardwalk, this store has high exposure in the summer when the famous Alberta Prairie Steam Train comes to town. A great opportunity to run a business as there is additional tourist foot traffic between May and October. Currently used as a gift shop and fudge factory, this store has ample space for display and already has some slat wall display panels. The front portion is used primarily for product, while the back portion has a work area and a 255 sq. ft kitchen. This exceptionally clean building has 3 doors for access, and plenty of big windows along the east side to let in natural light. Built in 1992, this building is on skids and the exterior has been done in barn board consistent with the look of the other stores on the Boardwalk. There is a wide, wheelchair accessible plank walkway around the inside perimeter of these stores, as well as a gravel courtyard in the middle of the boardwalk—the perfect spot to stop for a coffee or have lunch. The antique implements and framed pictures attached to the exterior of the building create that wild west feel. All of the furniture and décor on the boardwalk are included. This property has a washroom located in a separate structure just north of the main building. The back portion of the property is grass with back alley access. Continue using this space as a gift shop, or bring your own retail concept

or business to this ideal location.

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