



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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5010 47 Avenue  
 Spirit River, Alberta

MLS # A2087800



**\$190,000**

**Division:** NONE  
**Type:** Business  
**Bus. Type:** Recycling  
**Sale/Lease:** For Sale  
**Bldg. Name:** Spirit River Bottle Depot  
**Bus. Name:** Spirit River Bottle Depot  
**Size:** 1,765 sq.ft.  
**Zoning:** Comm

**Heating:** Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Other

**Utilities:** -

**Exterior:** Aluminum Siding , Wood Siding

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** cash register, 30x40 quonset, and 20x30 cover all tarp, garage/shed

Building and land are currently in use as a store front and warehouse for a bottle/recycling depot. Large double lot, zoned commercial, with 30x40 metal quonset, 23x30 garage/shed and 20x30 coverall tarp building. Back lane access and lots of parking. Inside this building (circa 1950's), you will find large picture windows with open spaced retail area. Office, staff room and washroom at rear of building. Large loading doors on south and west side. Building needs lots of TLC, but tons of potential as a recycle depot or other commercial venture! Spirit River is a bustling rural town about 1 hour North of Grande Prairie. Call to book your viewing today; opportunity awaits you! Financials for the bottle depot are available at in-person viewings with a signed non-disclosure agreement, contact agent for details.