

Bottle Depot for Sale

5111 3rd Street, Boyle, AB

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Rethinking Commercial Real Estate



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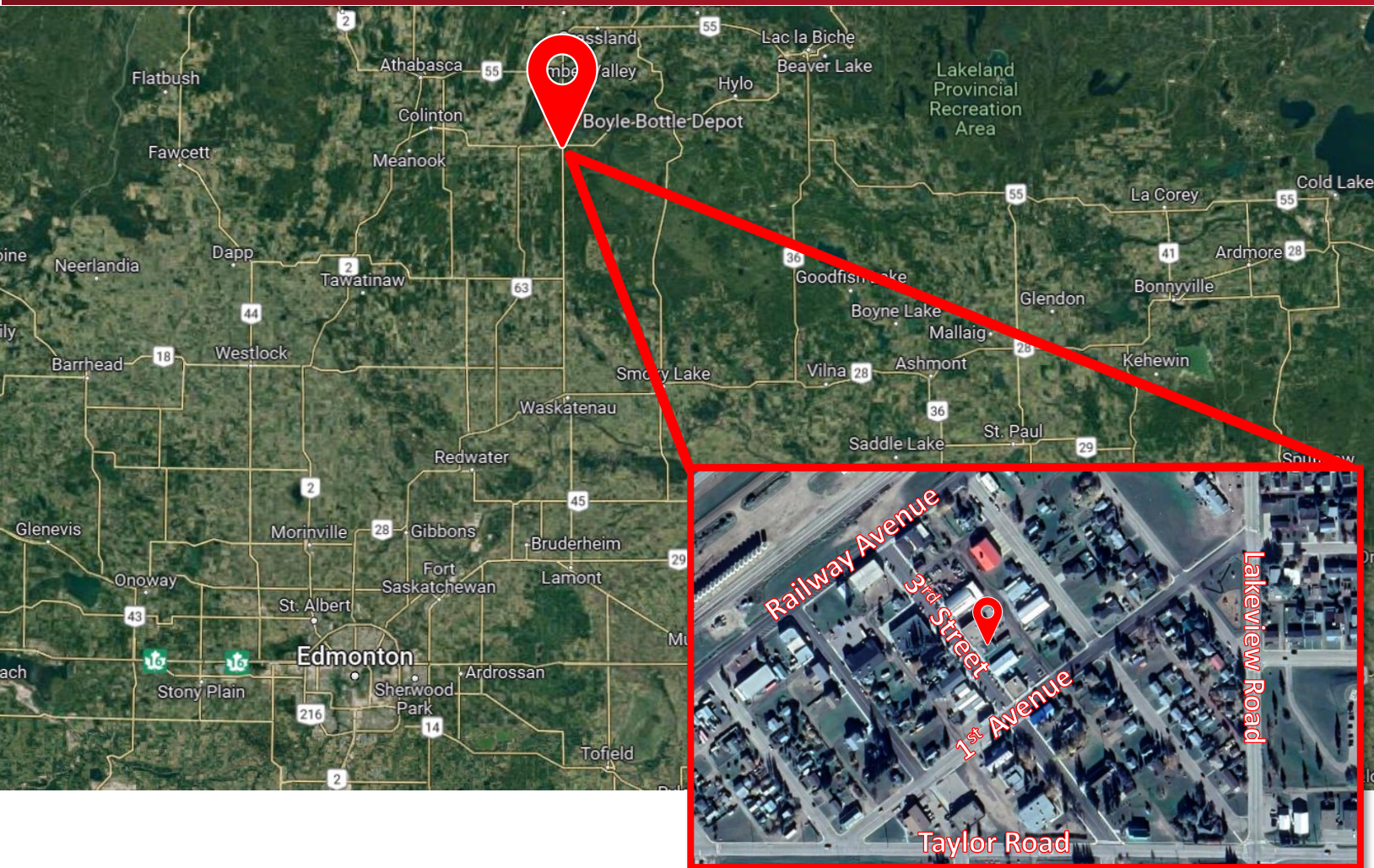
Simon Choi, Senior Associate

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5111 3rd Street, Boyle, AB

\$649,000



Address:	5111 3rd Street, Boyle
Zoning:	Commercial
Built:	Free-Standing
Building Year:	1990
Land Size:	9,349 SqFt. (.02 Acre)
Total Building Size:	2,450 SqFt.
Bottle Depot:	1,450 SqFt.
Rental Properties (Beauty Shop and Truck Company):	1,000 SqFt.
Net Income:	\$132,000
Sale Price:	\$649,000

- Only Bottle depot in town and surrounding areas.
- Easy to operate and just 5 days open with short working hours.
- Wintertime just 4 days open with one staff.
- Extended Producer Responsibility (EPR) for batteries, disposable cups, etc. will be applied to AB soon which will increase business revenue.
- Seller doesn't pick up service around except few businesses in town.
- Extra income from rents (\$18,600/year).

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