

\$399,900 - 10030 101 Avenue, Hythe

MLS® #A2261376

\$399,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Hythe, Alberta

This exceptional brick and mortar building offers nearly 6,000 square feet of versatile space in a high visibility location right in the center of the community. Formerly a bank, this property features a large secure vault, making it ideal for a wide range of uses from document or firearm storage to a potential cannabis dispensary or other secure retail operation. The building is currently divided into two distinct sections, with the flexibility to easily expand to three separate units or configure multiple smaller spaces for a variety of business types. The larger side, which includes the vault, features six private offices surrounding a spacious central area. It is perfectly suited for professional offices, a salon, massage therapy, cannabis or hunting sales, or a mix of multi use spaces. The layout allows for easy division into two sections, each with three offices and a reception or waiting area. The second side offers excellent potential for retail or storage based operations such as a liquor store, hardware outlet, indoor storage lockers, or even a dollar store, providing much needed options in the community of Hythe. Built to last, this property offers solid construction, newer furnaces, and long term adaptability to suit nearly any business model. Whether you are an investor looking for income producing potential or an entrepreneur seeking a flexible commercial base, this property presents endless opportunities. Check out the virtual renderings to give you some ideas of the amazing



potential of this space.

Built in 1974

Essential Information

MLS® #	A2261376
Price	\$399,900
Bathrooms	0.00
Acres	0.00
Year Built	1974
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	10030 101 Avenue
Subdivision	NONE
City	Hythe
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 2C0

Additional Information

Date Listed	October 15th, 2025
Days on Market	18
Zoning	PRIMARY COMMERCIAL

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.