

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

MLS® #A2210773

**\$62,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.09 Acres

NONE, Big Valley, Alberta

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.

Built in 1992

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2210773   |
| Price      | \$62,500   |
| Bathrooms  | 0.00       |
| Acres      | 0.09       |
| Year Built | 1992       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 40 Main Street            |
| Subdivision | NONE                      |
| City        | Big Valley                |
| County      | Stettler No. 6, County of |
| Province    | Alberta                   |
| Postal Code | T0J 0G0                   |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Rough-In                |

### Exterior

|              |             |
|--------------|-------------|
| Construction | Wood Siding |
| Foundation   | Piling(s)   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 133              |
| Zoning         | C                |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | RE/MAX 1st Choice Realty |
|----------------|--------------------------|

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