

FOR SALE

HIGH TRAFFIC RETAIL AND LAND OPPORTUNITY

414 CARMICHAEL LANE | HINTON, ALBERTA



Situated in Hinton's Mountain View district right along Highway 16, 414 Carmichael Lane is a $\pm$ 4,000 SF retail building sitting on a $\pm$ 1.5 AC lot. As the very first site drivers see when entering town on the westbound lane, the property gets exceptional visibility from both local traffic and daily travelers heading into Jasper National Park. The lot includes a dedicated paved parking area on the east side and offers quick, direct access right off the Yellowhead Highway.

Long known locally as the home of the Athabasca Valley Inn's dining operations, the interior is currently set up for food service, though the Highway Commercial District (C-HWY) zoning leaves plenty of room for retail, office, or other commercial uses. Surrounded by established hotels, restaurants, and national brands, it is a well located, flexible site built to take full advantage of Hinton's steady pass through traffic.

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PROPERTY DETAILS

MUNICIPAL

414 Carmichael Lane | Hinton, Alberta

LEGAL DESCRIPTION

Plan 8021499, Block 40, Lot 5

LAND SIZE

± 1.5 AC

BUILDING SIZE

± 4,000 SF

ZONING

C-HWY - Highway Commercial District

YEAR BUILT

1984

BUILDING FEATURES

Exterior: Stone and wood with large windows

Patio: Located on the east and south sides

PARKING

Private, surrounds the building

North lot accommodates regular vehicles

South lot accommodates large/commercial vehicles

AVAILABLE

Immediately

IDEAL USES



Food &
Beverage



Hospitality
& Tourism



Professional
Office



Auto
Service

VIEW
ZONING
INFO.

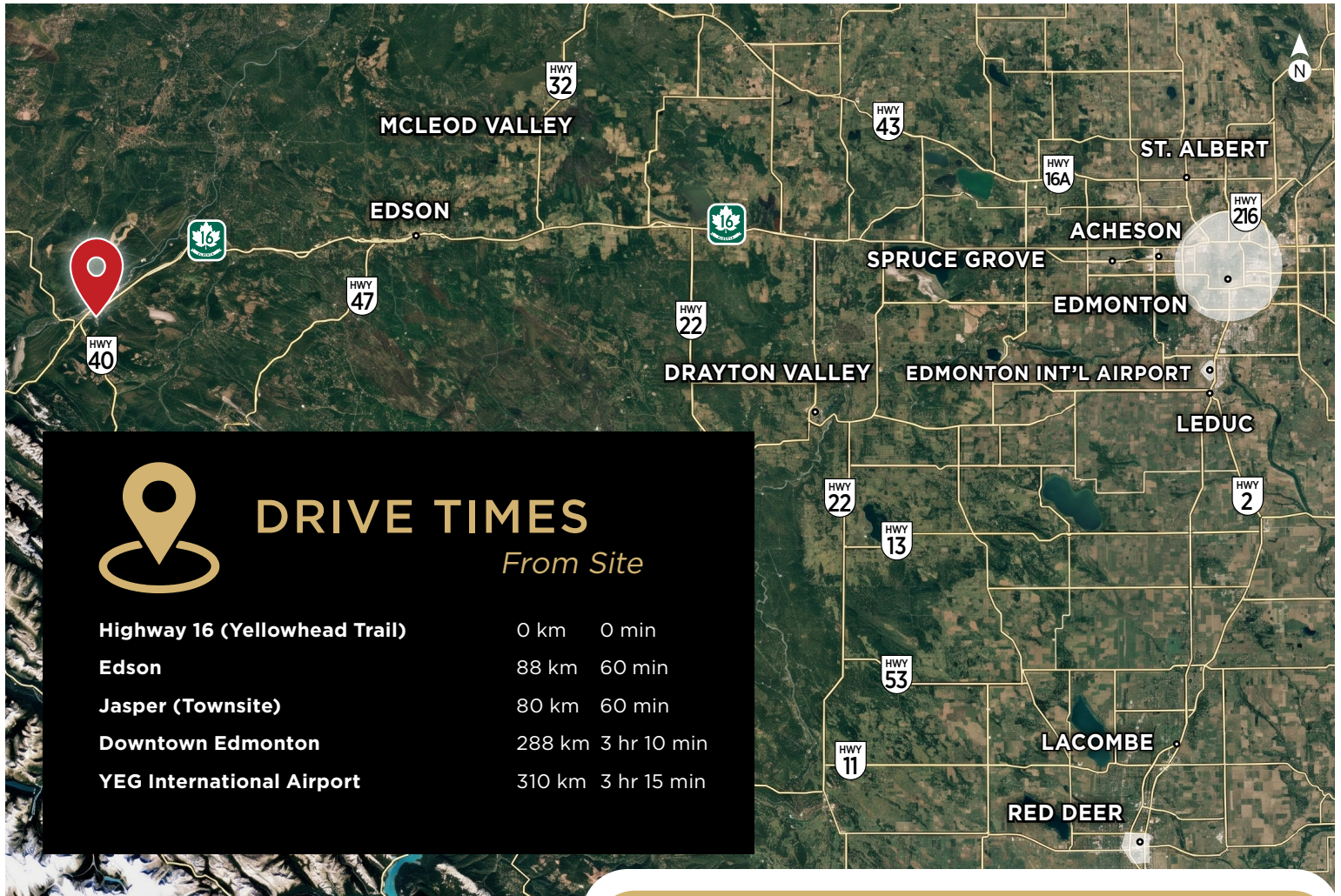


\$1,900,000

Sale Price

\$17,399.35

Property Taxes (2026)



DEMOGRAPHICS



HINTON
POPULATION
(2026)

10,097



10-YEAR GROWTH
FORECAST
(2026-2036)

0.3%



AVERAGE HOUSEHOLD
INCOME
(2026)

\$120,000



MEDIAN AGE
(2026)

39 Years Old

Hinton, Alberta is undergoing several key capital projects, municipal updates, and strategic infrastructure developments:

- **Prime Highway Exposure:** Heavy traffic along Highway 16, Carmichael Lane, and Gregg Avenue.
- **PAR999 Resort:** "Bliss" hotel anchored resort driving strong tourism, retail spend.
- **Clean Energy:** Future geothermal heating to cut tenant operating costs.
- **Residential Density:** New housing (Boutin Ave) fuels steady local foot traffic.
- **Secure Utilities:** Town backed water infrastructure guarantees long term development capacity.
- **Key takeaway:** With \$584M in capital projects, Hinton fuses solid industrial growth with constant year round tourism.

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