

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5209 49A AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Bentley, Alberta



Listing ID:
26815


MLS ID:
A2177704

\$549,900



 **CINDY PRICE**
 (403) 302-2353

 Realty Executives Alberta Elite
 403-342-4455

 5209 49A Avenue , Bentley , Alberta T0C 0J0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

175

Zoning

C - Central Commercial

Subdivision

NONE

Building Type

Commercial Mix,Free-Standing,Office Building,Retail,See Remarks

Year Built

2011

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Office

Legal Plan

8020604

Building Area (Sq. Ft.)

4049.00

Building Area (Sq. M.)

376.16

Lot Size (Sq. Ft.)

28000

Lot Size (Acres)

0.64

Footprint (Sq. Ft.)

4049

Construction Type

Wood Frame,Wood Siding

Inclusions

Fridge, Stove, Dishwasher, Microwave Hood Fan, Storage Shed

Restrictions

None Known

Reports

Floor Plans,RPR with Compliance

Gorgeous Office or Retail Building located Just off of Downtown Bentley, this building has 4049 Square feet all on 1 floor. There are 7 large offices, a meeting room, print room, full kitchen with fridge, stove, Microwave Hood Fan and Built-in Dishwasher, 4 washrooms and tons of open space which could be used as retail space or more offices with dividers. Back Patio with BBQ area, 2 full basement crawl spaces for tons of extra storage, 2 Furnaces(1High efficiency) 2 HWT's, lots of parking! This bright building with a ton of windows(17) has so much potential!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.