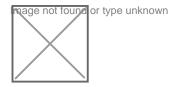


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5209 49A AVENUE FOR SALE

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 TOC 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!

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