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## 5008 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Colinton, Alberta



**Listing ID:**  
26990


**MLS ID:**  
A2181774

**\$98,000**



 **RADELL BENNETT**  
 (780) 689-9245

 **ROYAL LEPAGE COUNTY REALTY**  
 780-675-5511

 5008 50 Avenue , Colinton , Alberta T0G 0R0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 208
<b>Zoning</b> HC	<b>Subdivision</b> Colinton	<b>Building Type</b> Retail
<b>Year Built</b> 1939	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1130BN	<b>Building Area (Sq. Ft.)</b> 5646.00
<b>Building Area (Sq. M.)</b> 524.53	<b>Lot Size (Sq. Ft.)</b> 23400	<b>Lot Size (Acres)</b> 0.54
<b>Electric</b> 100 Amp Service	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> See Remarks	<b>Reports</b> Environmental Phase 2	

Own a piece of history. The Colinton General Store was built in 1939 and was a staple in the hamlet for many years. The building has been well cared for over the years and sits on a total of 6 lots. 2 overhead garage doors in the back make it easy to receive deliveries or to set up your new business venture. 2 office spaces, one with exterior door, staff washroom and lots of square footage to revamp if required. Gas pumps are no longer in use, tanks remain onsite with Phase 2 and Delineation Reports available.

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