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## 4939 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Killam, Alberta

**Listing ID:**  
27687

**MLS ID:**  
A2087726

**\$69,900**



 **BUD JAMES**  
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 Royal Lepage Rose Country Realty  
 780-672-8835

 4939 50 Street , Killam , Alberta T0B 2L0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 928
<b>Zoning</b> C	<b>Subdivision</b> NONE	<b>Building Type</b> Retail
<b>Year Built</b> 1937	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> RN97	<b>Building Area (Sq. Ft.)</b> 2530.00
<b>Building Area (Sq. M.)</b> 235.04	<b>Lot Size (Sq. Ft.)</b> 3000	<b>Lot Size (Acres)</b> 0.07
<b>Construction Type</b> Brick,Concrete	<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Direct Access	<b>Inclusions</b> nothing
<b>Restrictions</b> None Known	<b>Reports</b> None	

Large retail building in prime location available for quick possession. Formerly operated as a restaurant, this commercial space is versatile & can be partitioned to accommodate more than one business. Street side area (former restaurant) is approx. 946 sq.ft. including restrooms; back room area (former kitchen) is about 550 sq.ft.; avenue side area (former dining lounge) is approx. 924 sq.ft. including rest rooms. Or use all 2,420 sq.ft. for your own enterprise. Location on the corner of 50th & 50th means great exposure to traffic patterns. Great opportunity for your small business or as a revenue property. Now significantly reduced & available for quick possession.

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