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## **5110 50 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Provost, Alberta

Listing ID:

28208

**MLS ID:** A2142312

\$365,000



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🖄 5110 50 Avenue , Provost , Alberta T0B3S0

**Transaction Type** 

For Sale

**Days On Market** 

501

Zoning

C2

**Building Type** 

Subdivision

Provost

Free-Standing, Low Rise (2-4 stories), Mixed Use, Office

Building, Retail, Street Level Storefront, Warehouse

Year Built

1983

Structure Type

Mixed Use

**Property Type** Commercial

**Property Sub Type** 

Mixed Use

Legal Plan

77U

**Building Area (Sq. Ft.)** 

4200.00

Building Area (Sq. M.)

390.19

Roof

Metal

**Foundation Poured Concrete**  Cooling Central Air

Heating

Boiler, In Floor, Overhead Heater(s), Natural Gas

Inclusions

na

Restrictions None Known

Reports

None

Commercial Building for Sale in Provost, AB Property Overview: Welcome to a prime commercial property located in the heart of Provost, Alberta. This versatile building boasts two floors of front-facing office space and a spacious open-area shop, making it ideal for a variety of business ventures. With long-term tenants occupying both units, this property promises immediate rental income and investment stability. Key Features: Two Floors of Office Space: The front of the building features two levels of well-maintained office spaces, perfect for administrative, retail, or client-facing operations. Long-Term Tenants: Both units are currently occupied by reliable, long-term tenants, ensuring a steady stream of rental income from day one. Expansive Shop Area: The entire back length of the building is dedicated to an open area shop, providing ample space for industrial, manufacturing, or storage purposes. High-Capacity Garage Door: A 14 x 10 ft garage door facilitates easy access for vehicles and equipment, enhancing the functionality of the shop area. Ample Parking and Fenced Compound: The property includes substantial parking space behind the shop, ensuring convenience for employees and customers. Additionally, a fenced compound offers security and extra storage space. Investment Potential: This commercial building represents a sound investment opportunity with its strategic location, versatile space, and established tenants. Whether you're looking to diversify your portfolio or secure a business base, this property offers significant potential for growth and profitability. More photos of the leased space are available upon request.

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