



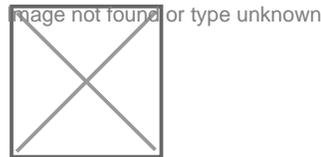
Generated:  
May 10, 2026, 0:56:10

**Regional Contact**

Georgina Sharpe 403-336-6564 develop@nanton.ca Visit Website

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.

## 5110 50 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**

Provost, Alberta

**Listing ID:**

28208

**MLS ID:**

A2142312

**\$365,000**



**KEN HRUBENIUK**

(780) 806-3015

ROYAL LEPAGE WRIGHT CHOICE REALTY

780-842-5327

5110 50 Avenue , Provost , Alberta T0B3S0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 690	<b>Zoning</b> C2
<b>Subdivision</b> Provost	<b>Building Type</b> Free-Standing,Low Rise (2-4 stories),Mixed Use,Office Building,Retail,Street Level Storefront,Warehouse	<b>Year Built</b> 1983
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 77U	<b>Building Area (Sq. Ft.)</b> 4200.00	<b>Building Area (Sq. M.)</b> 390.19
<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air
<b>Heating</b> Boiler,In Floor,Overhead Heater(s),Natural Gas	<b>Inclusions</b> na	<b>Restrictions</b> None Known
<b>Reports</b> 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.

**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.