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## 5310 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Castor, Alberta



**Listing ID:**  
28222


**MLS ID:**  
A2143376

**\$225,000**



 **BASIL NICHOLS**  
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 5310 50 Avenue , Castor , Alberta T0C0X0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 332
<b>Zoning</b> C1	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1979	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 8620113	<b>Building Area (Sq. Ft.)</b> 5400.00
<b>Building Area (Sq. M.)</b> 501.67	<b>Construction Type</b> Brick,Metal Siding	<b>Roof</b> Metal
<b>Foundation</b> Block,Poured Concrete	<b>Heating</b> Overhead Heater(s),Forced Air,Natural Gas	<b>Inclusions</b> FRIDGE, STOVE, WINDOW COVERINGS
<b>Restrictions</b> None Known	<b>Reports</b> None	

Currently this retired fire hall is hosting a couple of tenants to make use of this spacious building. The side area to the east has a three bedroom(offices), kitchen area and a large open area for a living room. This area was originally for the fire personal to use. The double garage to the south has two large doors 10x10, with openers and one remote, making this a great income property for the investor. The other side of the wall is a separate two bay building, doors are 12x12, that once held all the fire vehicles, now is a rental to the Bottle Depot business, also making this a great little income for the owner. The incomes are as follows, the apartments are renting for \$1500 per month, \$750 for the two smaller bay garages, \$700 for the other bay that the Bottle Depot has rented. The building was build in 1979, is cinder block, has a metal roof, brick facing on the curb side and renovations have been done in 2007, 2009, and new furnaces and paint in residence in 2024.

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