

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.

## 5023 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Breton, Alberta



**Listing ID:**  
28265


**MLS ID:**  
A2145842

**\$225,000**



 **TRENT WIRSIG**  
 (780) 696-2249

 Moore's Realty Ltd.  
 780-696-2249

 5023 50 Avenue , Breton , Alberta T0C 0P0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 426
<b>Zoning</b> UC	<b>Subdivision</b> Breton	<b>Year Built</b> 2008
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 4716CL	<b>Building Area (Sq. Ft.)</b> 1296.40	<b>Building Area (Sq. M.)</b> 120.44
<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> 2 desks, 2 desk chairs, metal reception chairs, 3 metal filing cabinets,	<b>Restrictions</b> None Known	<b>Reports</b> None

A home for your business! Well cared for office building on main street in Breton, Alberta. Former home to an insurance company and vehicle registry office, this 1296 sq ft office building has attractive street frontage, front deck entry and a side ramp for wheel chair accessibility. Inside is an executive office with bathroom, coffee/break room, bathroom and large front reception and offices area. Included are two desks complete with desk chairs, 4 drawer metal filing cabinet, 3 drawer metal filing cabinet, smaller 2 drawer metal filing cabinet & metal reception chairs. Excluded are all the wooden furniture and detached wooden cabinets. The 40' x 120' lot has rear parking access from back lane.

**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.