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## 5115 & 5117 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Caroline, Alberta



**Listing ID:**  
28521


**MLS ID:**  
A2159764

**\$419,000**



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 5115 & 5117 50 Avenue , Caroline , Alberta T0M 0M0

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

312

**Zoning**

Commercial

**Subdivision**

NONE

**Year Built**

1978

**Structure Type**

Warehouse

**Property Type**

Commercial

**Property Sub Type**

Warehouse

**Legal Plan**

509HW

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

6000.00

**Building Area (Sq. M.)**

557.41

**Footprint (Sq. Ft.)**

4000

**Construction Type**

Concrete

**Roof**

Metal

**Foundation**

Poured Concrete

**Heating**

Forced Air

**Lot Features**

Back Lane

**Commercial Amenities**Boardroom,Kitchen,Laundry  
Facility,Mezzanine,Shower,Social  
Rooms,Storage,Storefront**Access to Property**Front and Rear Drive access,Direct  
Access**Inclusions**shelving, work benches, lockers, hoists,  
office furniture, beds, tools, appliances,  
all as is**Restrictions**

None Known

**Reports**

None

Commercial building on main street in Caroline. Lots of opportunity here with the front being all retail space and windows visible to main street. The back of the building houses 3 big bays 17X59, 12X43, 19X34 with over head doors being 12 and 14 feet. This building has a mezzanine with room for storage, office space and accommodations. The front half is currently set-up as office space, kitchen and washroom. Beautiful updated board-room or office space with gas fireplace is an ideal space. In the loft area there is a bedroom space, 3 office spaces and 2 lounging areas. Some recent improvements include; paint, laminate flooring, furnace, a/c, electrical panel, updated washrooms (3-pce. w. shower & 2-pce.), sound proof insulation above the board room. Lots of room for many types of businesses. The building was used for a delivery business and mechanics shop.

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