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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

Zoning

**Structure Type** Warehouse

Commercial

Legal Plan 509HW

Footprint (Sq. Ft.)

4000

**Foundation**Poured Concrete

**Commercial Amenities** 

Boardroom,Kitchen,Laundry Facility,Mezzanine,Shower,Social Rooms,Storage,Storefront

Restrictions
None Known

Title

Fee Simple

Subdivision

NONE

Property Type Commercial

Building Area (Sq. Ft.)

6000.00

**Construction Type** 

Concrete

**Heating**Forced Air

**Access to Property** 

Front and Rear Drive access, Direct

Access

Reports None **Days On Market** 

436

Year Built

1978

**Property Sub Type** 

Warehouse

Building Area (Sq. M.)

557.41

Roof Metal

Lot Features
Back Lane

**Inclusions** 

shelving, work benches, lockers, hoists, office furniture, beds, tools, appliances,

all as is

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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