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4911 51 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Rimbey, Alberta



Listing ID:
29084


MLS ID:
A2143120

\$229,900



 **DARLENE MOUNKES**
 (403) 783-1637

 CIR Realty
 403-358-3883

 4911 51 Street , Rimbey , Alberta T0C 2J0

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|--|---|---|
| Transaction Type For Sale | Days On Market 436 | Zoning C1 |
| Subdivision NONE | Building Type Commercial Mix | Year Built 1953 |
| Structure Type Low Rise (2-4 stories) | Property Type Commercial | Property Sub Type Mixed Use |
| Legal Plan 148BT | Building Area (Sq. Ft.) 1436.00 | Building Area (Sq. M.) 133.41 |
| Inclusions Lower Suite: Fridge, Stove, Dishwasher, washer/dryer. Upper Suite: Fridge and Stove | Restrictions None Known | Reports Floor Plans |

Discover an exceptional investment opportunity in the heart of Rimbey with this versatile mixed-use commercial property. Located on one of the most visible and conveniently accessible streets, this building boasts a unique blend of retail and residential units, offering both stable income and potential for growth. Three Separate Suites offer: Retail Unit 1: Currently occupied by a long-term tenant, ensuring a steady revenue stream. Suite #2: Vacant and ready for your business or to attract new tenants. This is a well maintained 2-bedroom apartment featuring a kitchen, living area, and in-suite laundry service, with updated flooring and windows. Suite #3: 1 bedroom apartment with kitchen and living room and is currently rented out, providing additional monthly income. Ideal for investors looking for a mixed-use property with a balanced portfolio of retail and residential units. Business owners seeking a prime location with high foot traffic for their retail operations. Residential landlords interested in a property that offers immediate rental income and room for expansion. Don't miss out on this fantastic investment opportunity in Rimbey. Whether you're looking to expand your property portfolio or establish a business in a thriving community, this property has everything you need to succeed.

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