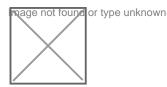


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5016 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationEckville, Alberta

Listing ID: 29271

MLS ID: A2193104

\$455,000



△ DENNIS ROSZELL

- **2** (403) 350-1914
- □ Century 21 Bravo Realty
- **403-250-2882**
- 5016 50 Street , Eckville , Alberta T0M 0X0

Transaction Type Title Days On Market

For Sale Fee Simple 207

ZoningSubdivisionBuilding TypeC-1NONEShopping Centre

Year BuiltStructure TypeProperty Type1977RetailCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Retail 6117 AQ 9620.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

893.72 11761 0.27

Footprint (Sq. Ft.)RoofFoundation9620MetalPoured Concrete

Access to Property

 Cooling
 Heating
 Back Alley Access,Front and Rear Drive

 Central Air
 Forced Air,Natural Gas
 access,Gravel Lane,On Major Traffic

Forced Air, Natural Gas access, Gravel Lane, On Major Traffic Route, Paved Road, Strip Shopping Mall

InclusionsRestrictionsReportsnoneNone KnownFloor Plans

RARE AS HENS TEETH!!! 5 unit Strip Mall available for sale. Modernized and completely renovated from floors to roof. 2 common bathrooms plus tenant private bathrooms. Tenants include restaurant, beauty salon, and medical services. Buy the building, move your business into the last vacant space and be your own landlord. 9620 sq. ft. located on the corner of 50 Street and 50 Avenue In Eckville. Potential income will produce a 6 % cap rate. Highway 11 has been twinned from Sylvan Lake to Benalto, 5 km east of Eckville. Plans are underway to continue the twinning of Highway 11 to Rocky Mountain House. Air conditioned and individual heat controls to all spaces. Power supply is 3 phase 225 amps. Leases are gross leases with tenants sharing the common area costs at a fixed rent rate.

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