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5016 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Eckville, Alberta

Listing ID:
29271

MLS ID:
A2193104

\$455,000



 **DENNIS ROSZELL**
 (403) 350-1914

 Century 21 Bravo Realty
 403-250-2882

 5016 50 Street , Eckville , Alberta T0M 0X0

Transaction Type For Sale	Title Fee Simple	Days On Market 207
Zoning C-1	Subdivision NONE	Building Type Shopping Centre
Year Built 1977	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 6117 AQ	Building Area (Sq. Ft.) 9620.00
Building Area (Sq. M.) 893.72	Lot Size (Sq. Ft.) 11761	Lot Size (Acres) 0.27
Footprint (Sq. Ft.) 9620	Roof Metal	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Access to Property Back Alley Access,Front and Rear Drive access,Gravel Lane,On Major Traffic Route,Paved Road,Strip Shopping Mall
Inclusions none	Restrictions None Known	Reports Floor 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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