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5040 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Mannville, Alberta


Listing ID:
29589

MLS ID:
A2197850

\$147,500



 **PAUL CORBIERE**

 Real Estate Centre - Vermilion

 5040 50 Street , Mannville , Alberta T0B 2W0

Transaction Type For Sale	Days On Market 121	Zoning C1
Subdivision NONE	Building Type Office Building	Year Built 1920
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan RN87 LXXXVII	Building Area (Sq. Ft.) 1224.00	Building Area (Sq. M.) 113.71
Lot Size (Sq. Ft.) 3600	Lot Size (Acres) 0.08	Construction Type Brick
Roof Asphalt Shingle	Foundation Poured Concrete	Heating Forced Air,Natural Gas
Access to Property Back Alley Access,Front and Rear Drive access,Direct Access	Inclusions Negotiable	Restrictions None Known
Reports Other Documents		

This Cornerstone Multi-Purpose Building is zoned Commercial but has Residential over Commercial appeal. Main Floor of 1224 sq ft includes a personal Office with adjoining Meeting Room, very spacious Open Area, plus a 2pc washroom and private walk-in 7ft x 15ft (rounded) Bank Vault. Upstairs is a former 3 bedroom/2 bath living space with 1044sq ft. that has direct separate outside access via a gated steel staircase. Parking includes a large covered 13.5ft x 17.5ft openside Carport with power & lights, plus almost 26ft x 50ft freshly graveled parking pad. Full basement is ventilated and has a sump pump, thus offers ample opportunity for dry storage. Property is on Mainstreet in Mannville and served as a Bank for many years but has since been used as Professional Office Space for several entities. Bylaws indicate that there are many potential uses for this impressive Character Building. Time to finally Live your Dream? Here's the Property that could take you there. Built to Last and Here to Stay!

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