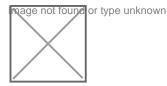


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4932 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLougheed, Alberta

Listing ID:

29832

MLS ID: A2200132

\$79,900



[△] LONI BERGUM

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□ CIR Realty

403-358-3883

4932 50 Street , Lougheed , Alberta T0B 2V0

Transaction Type

For Sale

Days On Market

109

Zoning

С

Subdivision

Lougheed

Building Type Commercial Mix Year Built

1981

Structure Type

Mixed Use

Property Type Commercial

Property Sub Type

Building Area (Sq. M.)

Access to Property

Mixed Use

Legal Plan

RN69

Building Area (Sq. Ft.)

2500.00

232.26

Roof Metal **Foundation** Slab

Heating Forced Air

Lot Features

Corner Lot, Street Lighting

Commercial Amenities

Kitchen, Laundry Facility Back Alley Access, Direct Access

Inclusions

2-Fridges, Small deep freeze, tables, chairs, window a/c, 4 washers, 4 dryers Restrictions

Reports None Known None

This unique and versatile commercial property offers a fantastic opportunity for investors, business owners, or developers. Situated on a 50' x 120' lot, the 2500 square foot building features a diverse mix of income generating spaces, including a fully operational laundromat, a mechanical bay (previously a wash bay), a cafe space, and upper level living quarters. The laundromat has an established customer base with multiple washers and dryers. The mechanical bay (Former Wash Bay) has a high ceiling bay with overhead door. Ideal for auto repair, detailing, or light industrial use. Could easily convert back to a wash bay. The cafe space has a charming cafe setup with seating area for 35 patrons, kitchen space for food prep and a dry storage area with delivery door. Potential for coffee shop, deli, or take out restaurant. The upper level living quarters has 2 spacious bedrooms each with their own baths and a bonus room for entertaining. This is perfect for a owner/operator or rental income. There is ample parking in a prime location on main street with multiple revenue streams. Add this commercial property to your portfolio.

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