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4932 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lougheed, Alberta



Listing ID:
29832


MLS ID:
A2200132

\$79,900



 **LONI BERGUM**
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 4932 50 Street , Lougheed , Alberta T0B 2V0

Transaction Type For Sale	Days On Market 109	Zoning C
Subdivision Lougheed	Building Type Commercial Mix	Year Built 1981
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan RN69	Building Area (Sq. Ft.) 2500.00	Building Area (Sq. M.) 232.26
Roof Metal	Foundation Slab	Heating Forced Air
Lot Features Corner Lot,Street Lighting	Commercial Amenities Kitchen,Laundry Facility	Access to Property Back Alley Access,Direct Access
Inclusions 2-Fridges, Small deep freeze, tables, chairs, window a/c, 4 washers, 4 dryers	Restrictions None Known	Reports 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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