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5219 49 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Eckville, Alberta



Listing ID:
30006

MLS ID:
A2195044

\$299,900



 **WESLEY GIESBRECHT**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

 5219 49 Street , Eckville , Alberta T0M 0C3

Transaction Type For Sale	Title Fee Simple	Days On Market 153
Zoning R2	Subdivision NONE	Building Type Church,Commercial Mix,Free- Standing,Home- Based,Institutional,Mixed Use,Office Building,Retail,See Remarks
Year Built 1976	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 6117AQ	Building Area (Sq. Ft.) 3000.00
Building Area (Sq. M.) 278.71	Roof Asphalt Shingle	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions N/A
Restrictions None Known	Reports None	

Consider the possibilities with this R2 Zoned, Former 3,000 sq ft Church built in 1976, but substantially renovated in 2010. With the ability to apply to the town for zoning change or a permitted use, which could allow for multiple options for occupancy or re-development.. Church, multi-family (currently zoned for) , daycare, assisted living, so many options available on this commercial property located a block and a bit off main street in Eckville. Bright, open and spacious building with a front foyer area, 2 office areas and a large open sanctuary/congregational/ meeting room on the main. Two BARRIER-FREE baths already added. Numerous improvements to building over the years like Central AC, carpeting/ roof and more. A large, 3,000 sq ft undeveloped basement is a great place for additional storage. or develop out into future classrooms, meeting spaces, a kitchen and more. Covered loading/ unloading area at the front,10- hard surfaced paved parking stalls (w/ handicap parking). A wide range of possibilities for that growing business that needs more space, or possibly a redevelopment into multifamily (duplex) units, which is already approved

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