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## 5127 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Caroline, Alberta



**Listing ID:**  
30207


**MLS ID:**  
A2212299

**\$189,900**



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 **Paradise Realty**  
 888-269-0044

 5127 50 Avenue , Caroline , Alberta T0M 0M0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 76	<b>Zoning</b> C
<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing,Mixed Use	<b>Year Built</b> 1997
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 509HW	<b>Building Area (Sq. Ft.)</b> 1097.00	<b>Building Area (Sq. M.)</b> 101.91
<b>Lot Size (Sq. Ft.)</b> 6000	<b>Lot Size (Acres)</b> 0.14	<b>Construction Type</b> Mixed
<b>Roof</b> Metal	<b>Foundation</b> Slab	<b>Electric</b> 100 Amp Service
<b>Heating</b> In Floor,Natural Gas	<b>Access to Property</b> Back Alley Access,Front and Rear Drive access	<b>Inclusions</b> Fridge, Shelving, Desk ,Bookcases, (2) Chairs
<b>Restrictions</b> None Known	<b>Reports</b> None	

LOCATED IN THE HEART OF CAROLINE! This versatile commercial building presents an incredible opportunity for entrepreneurs seeking a blank canvas for their next venture. Features are: Front reception open area with desk, 3 pc bathroom, 2 other rooms and mechanical room. With a open floor plan and prime location, excellent visibility and easy access, the possibilities are endless. Whether you envision a boutique shop, art collective, gift shop or professional office space. This property offers the ideal setting to bring your vision to life. Situated in a mixed neighborhood of well-established commercial buildings and residential areas. The ambiance is warm and welcoming , perfect for cultivating a loyal customer base. The site offers full exposure to local and through traffic with curbside parking and parking on the south end of building.

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