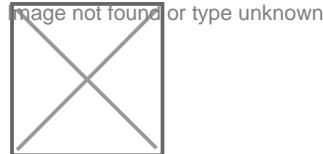


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4911 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Eckville, Alberta

**Listing ID:**  
30234

**MLS ID:**  
A2213077

**\$449,000**



 **JODY SAARELA**  
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 4911 50 Avenue , Eckville , Alberta T0M 0X0

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	301
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
Central Commercial	NONE	Commercial Mix
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
2009	Mixed Use	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Mixed Use	0122815	2799.00
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
260.03	9179	0.21
<b>Footprint (Sq. Ft.)</b>	<b>Construction Type</b>	<b>Roof</b>
1996	Metal Siding ,Wood Frame	Metal
<b>Inclusions</b>		
<b>Foundation</b>	<b>Heating</b>	Hoist, Hotsie Pressure Washer, Air
Slab	Natural Gas,Radiant	Compressor in Shop, Office Furniture is Negotiable
<b>Restrictions</b>	<b>Reports</b>	
None Known	RPR	

Calling all small business owners! Here's a great opportunity in Eckville for a commercial shop and office space with a fenced yard and parking area. The 2009 building features a 32 x 40' shop, with a 16' overhead door and radiant heat, front reception area and one office on the main floor plus two additional offices on the second level, accessible from both the front area and the shop side. The overhead hoist, pressure washer and air compressor are included and office furniture is negotiable. The almost mirror image of this property is also available, mls A2211262 on a separate title. If you need a little more space consider buying both! Owner will also consider leasing.

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