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## 5001 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Mayerthorpe, Alberta



**Listing ID:**  
30482


**MLS ID:**  
A2218939

**\$370,000**



 **JANET KUEHN**  
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 **ROYAL LEPAGE MODERN REALTY**  
 780-396-4350

 5001 50 Street , Mayerthorpe , Alberta T0E 1N0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> C1	<b>Subdivision</b> NONE	<b>Building Type</b> Mixed Use
<b>Year Built</b> 1937	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 373CL	<b>Building Area (Sq. Ft.)</b> 1702.00
<b>Building Area (Sq. M.)</b> 158.12	<b>Lot Size (Sq. Ft.)</b> 4620	<b>Lot Size (Acres)</b> 0.11
<b>Construction Type</b> Mixed,Stucco,Wood Frame	<b>Roof</b> Metal	<b>Foundation</b> Slab
<b>Cooling</b> None	<b>Heating</b> Boiler,Natural Gas	<b>Access to Property</b> Back Alley Access,Public
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Leases

This C1 zoned building has a 4,620 sq' lot and mixed revenue. Two residential apartments with private entrances on the second floor plus commercial , at street level. Four commercial spaces at street level. The Chiropractic office is an anchor / long term tenant. The building was renovated in 2022 to rebuild the east facing suite. There is room for further development plans, if you wish. Located a short walk to the post office, facing main street. Mayerthorpe is a bustling small community located 1 and 1/2 hours west of Edmonton. The town includes an active medical center with an auxiliary wing, recreational activities, a farming community, rodeo heritage and more.

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