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## 5209 49A AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Bentley, Alberta



**Listing ID:**  
30623


**MLS ID:**  
A2221950

**\$529,900**



 **KEVIN LAPP**  
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 403-887-1237

 5209 49A Avenue , Bentley , Alberta T0C 0J0

**Transaction Type**

For Sale

**Days On Market**

66

**Zoning**

I2

**Subdivision**

NONE

**Year Built**

2011

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

8020604

**Building Area (Sq. Ft.)**

4049.00

**Building Area (Sq. M.)**

376.16

**Inclusions**Fridge, Stove, Dishwasher Microwave  
Hood Fan, Storage Shed**Restrictions**

None Known

**Reports**

Floor Plans,RPR,Title

Prime Office Building in Downtown Bentley – 4,046 SF Exceptional opportunity to own a well-maintained commercial office building in the heart of Bentley. This 4,046 sq ft building features 7 spacious offices, a dedicated meeting room, print room, and a large kitchen/staff area. Designed for functionality, the property also includes 4 washrooms, a patio with BBQ area for team gatherings, and a basement crawl space for additional storage. Efficiently serviced with 2 furnaces and 2 hot water tanks, this space is ideal for professional or administrative users seeking a central location with ample room for growth.

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