

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.

5009 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Valleyview, Alberta

Listing ID:
30728

MLS ID:
A2224780

\$149,900



 **LUANA MCDONALD**
 (780) 978-1570

 **eXp Realty**
 403-262-7653

 **5009 50 Avenue , Valleyview , Alberta T0H3C0**

Transaction Type	Title	Days On Market
For Sale	Fee Simple	251
Zoning	Subdivision	Building Type
mixed use	NONE	Commercial Mix,Street Level Storefront
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
6877KS	1940.00	180.23
Construction Type	Roof	Foundation
See Remarks	Metal	Piling(s)
Heating	Inclusions	Restrictions
Boiler	Fridge . stove , dishwasher, microwave , washer, dryer	None Known
Reports		
Floor Plans		

Public Remarks: Introducing a unique opportunity for a self-employed individual to live and work under one roof in the heart of Valley View. This meticulously maintained property features a single building with a residential unit in the back and a retail space in the front. For the self-employed person, this property offers the convenience and flexibility of living and working in the same building. Imagine the ease of waking up and simply walking a few steps to your storefront or office space. Here are some exciting opportunities this property presents: 1. Work-Life Balance: Enjoy the convenience of eliminating long commutes and maximizing productivity. With the residential unit in the back, you can seamlessly integrate your personal and professional life, allowing for more time to focus on your business. 2. Cost Savings: By combining your living and working spaces, you can significantly reduce overhead expenses. This means lower commuting costs, reduced rent or mortgage payments, and potential tax benefits by using part of the property for business purposes. 3. Enhanced Customer Experience: With the retail space in the front, you have the potential to create a unique customer experience. Imagine having a charming storefront where your clients can easily access your services or products without navigating through busy streets or commercial areas. 4. Flexibility for Future Growth: The property's layout offers versatility for expansion or diversification of your business. If you require additional space for your growing business, the option to convert one of the bedrooms into an office or add another room gives you the flexibility to adapt to changing business needs. 5. Prime Location: Situated in the heart of Valley View, this property benefits from high visibility and foot traffic. The proximity to other businesses, amenities, and residential areas ensures a steady flow of potential customers, making it an ideal location for a wide range of entrepreneurial ventures. Option to continue renting to the current tenant in the commercial portion as she is a long time tenant that is willing to continue renting. The purchaser has the option to reside in the residential portion or lease both portions of the building. This is a unique opportunity, are you ready to make you move? Call your favorite commercial realtor® today to view this remarkable property.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

identify the quality of services provided by real estate professionals who are members of CREA. Used under license.