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4510 50 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Sedgewick, Alberta

Listing ID:
31026

MLS ID:
A2138557

\$600,000



 **ANGELINE ROLF**
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 Coldwell Banker Battle River Realty
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 4510 50 Street S, Sedgewick , Alberta T0B 4C0

Transaction Type	Days On Market	Zoning
For Sale	586	LIB
Subdivision	Building Type	Year Built
Sedgewick	Commercial Mix	1997
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
9922523	6500.00	603.86
Lot Size (Sq. Ft.)	Lot Size (Acres)	Roof
305791	7.02	Asphalt Shingle
Foundation	Cooling	Commercial Amenities
Slab	Central Air	Boardroom,Daycare,Kitchen,Lunchroom,Outside Storage,Parking-Extra
Access to Property	Inclusions	Restrictions
Paved Road,Public	Some office furnishings	None Known
Reports		
RPR,Title		

Located in Sedgewick, AB, A business owners dream is what this property offers! What was previously the accounting building offers you approximately 6500 sq ft of space that was fully renovated in 2017, with multiple offices, a kitchen and lounge area with back patio, conference room and captivating front desk admin area. Perfect for an office, clinic of various practices, Lawyer's Office, Day home/Day care, multi-use facility for Massage, Hairstyling and so, so much more. There is also ample parking for all your company or client vehicles. Out back of the property, you'll see four garages previously used as storage, as well as a 54'x112' pole shed with dirt floor and hooked to power, perfect for storing large equipment and machinery, or complete the space to create your very own shop! This space is exceptional and truly has it all and can pair well to any business adventure you may have!

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