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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 For Sale	Days On Market 648	Zoning LIB
Subdivision Sedgewick	Building Type Commercial Mix	Year Built 1997
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 9922523	Building Area (Sq. Ft.) 6500.00	Building Area (Sq. M.) 603.86
Lot Size (Sq. Ft.) 305791	Lot Size (Acres) 7.02	Roof Asphalt Shingle
Foundation Slab	Cooling Central Air	Commercial Amenities Boardroom,Daycare,Kitchen,Lunchroom,Outside Storage,Parking-Extra
Access to Property Paved Road,Public	Inclusions Some office furnishings	Restrictions 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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