

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.

## 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**  
 (780) 678-6252

 Coldwell Banker Battle River Realty  
 780-672-7761

 4510 50 Street S, Sedgewick , Alberta T0B 4C0

**Transaction Type**

For Sale

**Days On Market**

586

**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!

**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](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.