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## 4512 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Sedgewick, Alberta



**Listing ID:**  
31027


**MLS ID:**  
A2152115

**\$300,000**



 **ANGELINE ROLF**  
 (780) 678-6252

 Coldwell Banker Battle River Realty  
 780-672-7761

 4512 50 Street , Sedgewick , Alberta T0B 4C0

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

330

**Zoning**

LIB

**Subdivision**

Sedgewick

**Building Type**Manufacturing, Office  
Building, Warehouse**Year Built**

1981

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

4816TR

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

8850.00

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

822.19

**Inclusions**

None

**Restrictions**

None Known

**Reports**

RPR, Title

VALUE!!! VALUE!!! VALUE!!! This incredible lot with shop and several outbuildings could be the prefect opportunity for welders, fabricators, machinists, mechanics, construction, pipelining and more! The main shop has two large work bays with overhead doors for large machinery. In the shop to the rear of the property are some large air compressors and a 5.5 Ton crane. The front portion of the shop contains a store-front area with two offices and file storage and the upper floor has two large storage rooms and two offices. With the right eye and some TLC, this shop has the potential to be an asset to a business profile. The land is also perfect for machinery storage, RV Storage, Pipeline storage and more!! So many possibilities!!!

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