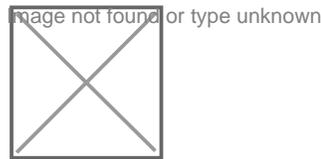


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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.

5310 50 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location Castor, Alberta

Listing ID: 31369

MLS ID: A2240474

\$225,000



BASIL NICHOLS (403) 323-0365

Sutton Landmark Realty 403-323-0365

5310 50 Avenue , Castor , Alberta T0C0X0

Transaction Type For Sale	Title Fee Simple	Days On Market 294
Zoning C1	Subdivision NONE	Building Type Commercial Mix
Year Built 1979	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 8620113	Building Area (Sq. Ft.) 5400.00
Building Area (Sq. M.) 501.67	Construction Type Brick,Metal Siding	Roof Metal
Foundation Block,Poured Concrete	Heating Overhead Heater(s),Forced Air,Natural Gas	Inclusions N/A
Restrictions None Known	Reports None	

Currently this retired fire hall is hosting a couple of tenants to make use of this spacious building. The side area to the east has a three bedroom(offices), kitchen area and a large open area for a living room. This area was originally for the fire personal to use. The double garage to the south has two large doors 10x10, with openers and one remote, making this a great income property for the investor. The other side of the wall is a separate two bay building, doors are 12x12, that once held all the fire vehicles, now is a rental to the Bottle Depot business, also making this a great little income for the owner. The incomes are as follows, the apartments are renting for \$1500 per month, \$750 for the two smaller bay garages, \$700 for the other bay that the Bottle Depot has rented. The building was build in 1979, is cinder block, has a metal roof, brick facing on the curb side and renovations have been done in 2007, 2009, and new furnaces and paint in residence in 2024.

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