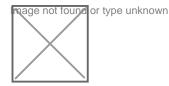


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5310 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCastor, Alberta

Listing ID: 31369

MLS ID: A2240474

\$225,000



[△] BASIL NICHOLS

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■ Sutton Landmark Realty

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5310 50 Avenue, Castor, Alberta T0C0X0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

143

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

RestrictionsNone 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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