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4816 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Breton, Alberta

Listing ID:
32003

MLS ID:
A2254372

\$2,600,000



 **ERIN HOLOWACH**
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 4816 50 Avenue , Breton , Alberta T0C0P0

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|-------------------------------------------------|------------------------------------------------|------------------------------------------|
| Transaction Type For Sale | Days On Market 234 | Zoning R3 |
| Subdivision Breton | Building Type Low Rise (2-4 stories) | Year Built 2010 |
| Structure Type Low Rise (2-4 stories) | Property Type Commercial | Property Sub Type Multi Family |
| Legal Plan 1024551 | Building Area (Sq. Ft.) 22842.00 | Building Area (Sq. M.) 2122.07 |
| Inclusions N/A | Restrictions None Known | Reports Other Documents |

Bretonian Manor - 16-Unit Apartment Condominium Breton, AB Discover Bretonian Manor, a well maintained 2 storey low-rise apartment condominium offering both a strong investment opportunity & a welcoming place to live. Bretonian Manor is located at 4816-50 Avenue in the Village of Breton. This property features 16 spacious 2-bedroom suites, each with a bright living room, kitchen, in-suite laundry, & private balcony. Building highlights include an indoor heated parkade with 16 stalls, additional surface parking, 3 tenant storage rooms, a central elevator, & a community room. Built in 2010 & upgraded with a new roof in 2024, the property sits on 16,200 sq. ft. lot with a total floor area on 22,842 sq. ft. Currently, 14 of 16 units are leased, showcasing a consistent demand. With professional on-site management ensuring excellent upkeep & resident satisfaction, Bretonian Manor offers peace of mind for owners & a warm & welcoming environment for tenants. Financials & appraisal available upon request.

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