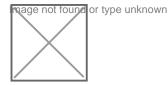


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4816 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationBreton, Alberta

Listing ID:

32003

MLS ID: A2254372

\$2,600,000



- **△** ERIN HOLOWACH
- **2** (877) 888-3131
- □ ComFree
- **877-888-3131**
- 4816 50 Avenue, Breton, Alberta T0C0P0

Transaction Type

For Sale

Days On Market

Zoning R3

22

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.)

Building Area (Sq. M.) 2122.07

Inclusions

N/A

Restrictions

22842.00

Reports

None Known

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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