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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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 ComFree  
 877-888-3131

 4816 50 Avenue , Breton , Alberta T0C0P0

**Transaction Type**

For Sale

**Days On Market**

22

**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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