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4932 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lougheed, Alberta

Listing ID:
32050

MLS ID:
A2255672

\$97,250



 **LONI BERGUM**
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 4932 50 Street , Lougheed , Alberta T0B 2V0

Transaction Type For Sale	Zoning C	Subdivision Lougheed
Building Type Commercial Mix	Year Built 1981	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan RN69
Building Area (Sq. Ft.) 2500.00	Building Area (Sq. M.) 232.26	Roof Metal
Foundation Slab	Heating Forced Air	Lot Features Corner Lot,Street Lighting
Commercial Amenities Kitchen,Laundry Facility	Access to Property Back Alley Access,Direct Access	Inclusions AS IS
Restrictions None Known	Reports None	

This unique and versatile commercial property offers a fantastic opportunity for investors, business owners, or developers. Situated on a 50' x 120' lot, the 2500 square foot building features a diverse mix of income generating spaces, including a fully operational laundromat, a mechanical bay (previously a wash bay), a cafe space, and upper level living quarters. The laundromat has an established customer base with multiple washers and dryers. The mechanical bay (Former Wash Bay) has a high ceiling bay with overhead door. Ideal for auto repair, detailing, or light industrial use. Could easily convert back to a wash bay. The cafe space has a charming cafe setup with seating area for 35 patrons, kitchen space for food prep and a dry storage area with delivery door. Potential for coffee shop, deli, or take out restaurant. The upper level living quarters has 2 spacious bedrooms each with their own baths and a bonus room for entertaining. This is perfect for a owner/operator or rental income. There is ample parking in a prime location on main street with multiple revenue streams. Add this commercial property to your portfolio.

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