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## 5036 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Innisfail, Alberta



**Listing ID:**  
32230


**MLS ID:**  
A2253333

**\$750,000**



 **KARI FLAWS**  
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 Royal LePage Network Realty Corp.  
 403-227-3325

 5036 50 Street , Innisfail , Alberta T4G 1S7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> CB	<b>Subdivision</b> Downtown Innisfail	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1946	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> 3143ET	<b>Building Area (Sq. Ft.)</b> 4213.00
<b>Building Area (Sq. M.)</b> 391.40	<b>Lot Size (Sq. Ft.)</b> 4600	<b>Lot Size (Acres)</b> 0.11
<b>Roof</b> Flat Torch Membrane	<b>Foundation</b> Poured Concrete	<b>Heating</b> Floor Furnace,Natural Gas
<b>Inclusions</b> Back kitchen: dishwasher, counters and shelves. Larger kitchen: counters and sinks.	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

This is an excellent opportunity to own a well-maintained, income-producing commercial property in the heart of Main Street Innisfail. Offering 4,213 sq. ft. on the main floor plus an additional 3,450 sq. ft. of commercial space on the lower level, this property combines location, functionality, and long-term potential. Customers and tenants enjoy convenient parking along Main Street and access to a large parking lot at the back, along with a rear loading door for deliveries. The main floor is currently configured into multiple small office space and business space rentals, while the basement features a dance studio, providing steady rental income. Additional space in the building remains available to lease, both on the main floor and lower level, presenting an opportunity to further increase cash flow. For those looking to acquire both real estate and a thriving business, the established "Leg Man" custom embroidery shop is also available for purchase. An excellent turn-key investment. Many upgrades have been completed in the past decade, including updated plumbing to PEX, three furnaces (providing both air and heat), and a 2014 hot water tank. The property also features a durable torch-on roof installed in 1999 by Integrated Roof Services, and updated front windows and doors completed approximately 10 years ago. With its prime Main Street location, strong income potential, and extensive recent upgrades, this property offers an outstanding opportunity for an investor or business owner looking to secure a long-term commercial holding in a growing community!

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