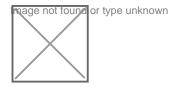


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5036 50 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Innisfail, Alberta Listing ID: 32230

MLS ID: A2253333

\$750,000



A KARI FLAWS

**(403)** 357-6986

Royal LePage Network Realty Corp.

**403-227-3325** 

5036 50 Street , Innisfail , Alberta T4G 1S7

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

63

Zoning

СВ

Subdivision

Downtown Innisfail

**Building Type** Commercial Mix

Year Built

1946

Structure Type Mixed Use

**Property Type** Commercial

**Property Sub Type** 

**Business** 

Building Area (Sq. Ft.) 4213.00

Flat Torch Membrane

Building Area (Sq. M.)

391.40

Lot Size (Sq. Ft.)

4600

Lot Size (Acres)

0.11

Roof

**Foundation** 

Legal Plan

3143ET

Heating **Poured Concrete** 

Floor Furnace, Natural Gas

Inclusions

Back kitchen: dishwasher, counters and shelves. Larger kitchen: counters and

sinks.

Restrictions None Known Reports 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. 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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