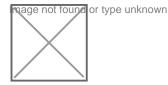


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5019 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCaroline, Alberta

Listing ID: 32464

MLS ID: A2263377

\$149,000



- **△** KIM ELLIOT
- **2** (403) 844-5494
- RE/MAX real estate central alberta
- **403-844-3030**
- 5019 50 Avenue, Caroline, Alberta T0M 0M0

Transaction TypeDays On MarketZoningFor Sale3HC

SubdivisionNearest TownYear BuiltNONECaroline1948

Structure TypeProperty TypeProperty Sub TypeMixed UseCommercialMixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

6976ET 2002.00 185.99

Lot Size (Sq. Ft.)Lot Size (Acres)Roof60000.14Metal

Foundation Heating Access to Property

Other Ceiling, Forced Air, Natural Gas

Accessible to Major Traffic Route, Back
Alley Access, Major Shopping Nearby

InclusionsRestrictionsReportsfridge, stove "as is"None KnownAerial Photos

Excellent main-street commercial and live/work opportunity in Caroline. Located between the grocery store and the library for high visibility and foot traffic. Approximately 2,000 sq ft offering flexible space with front reception / retail area, large rear work shop or storage area, plus full kitchen, full bath, and living quarters with side deck and yard. Residential use is permitted if business is maintained. Rear parking and storage, plus street parking at the front. An ideal, versatile space with multiple potential uses.

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