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## 5019 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Caroline, Alberta



**Listing ID:**  
32464

**MLS ID:**  
A2263377

**\$149,000**



 **KIM ELLIOT**  
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 5019 50 Avenue , Caroline , Alberta T0M 0M0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 3	<b>Zoning</b> HC
<b>Subdivision</b> NONE	<b>Nearest Town</b> Caroline	<b>Year Built</b> 1948
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 6976ET	<b>Building Area (Sq. Ft.)</b> 2002.00	<b>Building Area (Sq. M.)</b> 185.99
<b>Lot Size (Sq. Ft.)</b> 6000	<b>Lot Size (Acres)</b> 0.14	<b>Roof</b> Metal
<b>Foundation</b> Other	<b>Heating</b> Ceiling, Forced Air, Natural Gas	<b>Access to Property</b> Accessible to Major Traffic Route, Back Alley Access, Major Shopping Nearby
<b>Inclusions</b> fridge, stove "as is"	<b>Restrictions</b> None Known	<b>Reports</b> Aerial 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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