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5120 49TH AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Innisfail, Alberta



Listing ID:
33176


MLS ID:
A2273962

\$170,000



 **DARCY BLAIR**
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 5120 49th Avenue , Innisfail , Alberta T4G 1R1

Transaction Type For Sale	Days On Market 1	Zoning CB
Subdivision Downtown Innisfail	Building Type See Remarks	Year Built 1969
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 6093HW	Building Area (Sq. Ft.) 1764.00	Building Area (Sq. M.) 163.88
Lot Size (Sq. Ft.) 7350	Lot Size (Acres) 0.17	Construction Type Concrete,Mixed
Roof Asphalt Shingle	Foundation Slab	Access to Property Direct Access,Lane,Major Shopping Nearby,Paved Road,Public,Two-Way Access
Inclusions As-Is	Restrictions None Known	Reports None

Commercial lot and building now available in a higher-traffic area within the Town of Innisfail. This property features a building constructed in 1969 that operated as a car wash for approximately 40 years. The building offers two 15 x 29-foot bays and one 16 x 29-foot bay. Notably, two of the bays have the potential to be converted into drive-throughs. Please be aware that the building's mechanical systems are currently off, and there is no active power, water, or gas supply. These utilities have been disconnected but should be straightforward for a new owner to reconnect. There is a rough-in for a bathroom, but no sink or toilet are currently installed. For safety reasons, please do not go on the property without a Realtor. There are no environmental reports available.

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