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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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 RE/MAX real estate central alberta
 403-227-5571

 5120 49th Avenue , Innisfail , Alberta T4G 1R1

Transaction Type

For Sale

Days On Market

67

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 PropertyDirect 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. There are no environmental reports available.

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