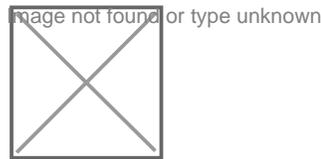


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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.

5115 50 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location Caroline, Alberta

Listing ID: 34233

MLS ID: A2290448

\$399,000



LAURIE WACHER (403) 506-6680

Royal LePage Tamarack Trail Realty 403-845-5588

5115 50 Avenue , Caroline , Alberta TOM OMO

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 63
<b>Zoning</b> HC	<b>Subdivision</b> NONE	<b>Nearest Town</b> Caroline
<b>Year Built</b> 1978	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> HW	<b>Building Area (Sq. Ft.)</b> 6250.00
<b>Building Area (Sq. M.)</b> 580.64	<b>Lot Size (Sq. Ft.)</b> 6000	<b>Lot Size (Acres)</b> 0.14
<b>Footprint (Sq. Ft.)</b> 4000	<b>Construction Type</b> Concrete	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air	<b>Lot Features</b> Back Lane
<b>Commercial Amenities</b> Boardroom,Kitchen,Laundry Facility,Mezzanine,Shower,Social Rooms,Storage,Storefront	<b>Access to Property</b> Front and Rear Drive access,Direct Access	<b>Inclusions</b> work benches, lockers, office furniture, beds, appliances-all as is
<b>Restrictions</b> None Known	<b>Reports</b> None	

Commercial building on main street in Caroline. Lots of opportunity here with the front being all retail space and windows visible to main street. The back of the building houses 3 big bays 17X59, 12X43, 19X34 with over head doors being 12 and 14 feet. This building has a mezzanine (45X50) with room for storage, office space and accommodations. The front half is currently set-up as office space, kitchen and washroom. Beautiful updated board-room or office space with gas fireplace is an ideal space. In the loft area there is a bedroom space, 3 office spaces and 2 lounging areas. Some recent improvements include; paint, laminate flooring, furnace, a/c, electrical panel, updated washrooms (3-pce. w. shower & 2-pce.), sound proof insulation above the board room. Lots of room for many types of businesses. The building was used for a delivery business and mechanics shop.

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