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4903 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Girouxville, Alberta

Listing ID:
34449

MLS ID:
A2292633

\$150,000



 **WALKER COTE**
 (780) 837-1730

 Sutton Group Grande Prairie Professionals
 780-532-7701

 4903 50 Street , Girouxville , Alberta T0H 1S0

Transaction Type For Sale	Days On Market 64	Zoning C
Subdivision NONE	Year Built 1966	Structure Type Hotel/Motel
Property Type Commercial	Property Sub Type Hotel/Motel	Legal Plan 5090EO
Building Area (Sq. Ft.) 8652.00	Building Area (Sq. M.) 803.79	Lot Size (Sq. Ft.) 12480
Lot Size (Acres) 0.29	Inclusions As is, where is	Restrictions None Known
Reports Aerial Photos		

This commercial property in Girouville presents an excellent investment opportunity with multiple revenue streams, including a restaurant, lounge, catering services, and hotel accommodations. The restaurant and kitchen feature a spacious dining area, providing ample room for guests and service operations. The lounge and bar offer a separate entrance, creating an ideal space for patrons to gather. A conference room and private event space also feature a dedicated entrance, storage room, and private bathroom, making the space well-suited for meetings, parties, and special events. The accommodation area includes eleven upstairs rooms with a mix of private and communal bathrooms. Three rooms feature full private bathrooms, two rooms include a toilet and sink, and four rooms have a sink with access to two shared full bathrooms. In addition, the property includes a separate rental suite with two bedrooms, a full kitchen, and a private bathroom. Dedicated laundry facilities are available both upstairs and in the basement. Recent upgrades include a new furnace with a boiler system installed three years ago and a new hot water tank with a pressure tank installed a year ago. The property also features three access points to the unfinished basement, offering ample storage space or future development potential. All bathrooms have been fully renovated with new toilets, and the downstairs bathroom is wheelchair accessible. Don't miss the opportunity to explore the potential this versatile investment property has to offer in Girouville. Schedule your viewing today!

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