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5019 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Caroline, Alberta



Listing ID:
34938


MLS ID:
A2303385

\$149,000



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

Transaction Type For Sale	Days On Market 1	Zoning HC
Subdivision NONE	Nearest Town Caroline	Year Built 1948
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 6976ET	Building Area (Sq. Ft.) 2002.00	Building Area (Sq. M.) 185.99
Lot Size (Sq. Ft.) 6000	Lot Size (Acres) 0.14	Roof Metal
Foundation Other	Heating Ceiling, Forced Air, Natural Gas	Access to Property Accessible to Major Traffic Route, Back Alley Access, Major Shopping Nearby
Inclusions fridge, stove "as is"	Restrictions None Known	Reports 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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