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## 5202 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Castor, Alberta



**Listing ID:**  
35112

**MLS ID:**  
A2307930

**\$95,000**



 **BASIL NICHOLS**  
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 5202 50 Avenue , Castor , Alberta T0C0X0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Zoning</b> C1
<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1940
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 5868Z	<b>Building Area (Sq. Ft.)</b> 1212.00	<b>Building Area (Sq. M.)</b> 112.60
<b>Lot Size (Sq. Ft.)</b> 4250	<b>Lot Size (Acres)</b> 0.10	<b>Construction Type</b> Stucco,Wood Frame
<b>Roof</b> Rolled/Hot Mop	<b>Foundation</b> Slab	<b>Electric</b> 100 Amp Service,Single Phase
<b>Cooling</b> None	<b>Heating</b> High Efficiency,Forced Air,Natural Gas	<b>Access to Property</b> Direct Access
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Beautiful renovated building on Main Ave Castor, this parcel has two 25x80 ft lots , a 1212 sq ft modernized multi use structure which is approximately 1212 sq ft, includes a 3 piece bathroom(roughed in shower), a large front display area along with a back area that used for the staff or other uses. There is a high efficiency newer furnace, modern lighting throughout and has ample natural lighting through the large front and side windows. This building has stucco siding, sloped rolled roofing and metal trim to accent the beauty of this former Art Gallery. There is a shed in the rear to accommodate more storage. Great location, modern looking building and in great shape make this a perfect investment or for the next business in Castor.

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