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5022 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lougheed, Alberta



Listing ID:
35538


MLS ID:
A2317057

\$660,000



 **ANNELIE BREUGEM**
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 5022 50 Avenue , Lougheed , Alberta T0B 2V0

Transaction Type For Sale	Days On Market 1	Zoning C-2 - Highway Commercial
Subdivision Lougheed	Year Built 2013	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 8022331
Building Area (Sq. Ft.) 9600.00	Building Area (Sq. M.) 891.86	Inclusions N/A
Restrictions None Known	Reports Aerial Photos, Floor Plans, Title	

Industrial building zoned C-2 Highway Commercial offering exceptional space, functionality, and flexibility for a wide range of commercial operations. This impressive 9,600 sq. ft. building sits on a 160' x 145' lot and features steel-frame construction with a durable metal exterior. The main floor boasts full concrete flooring throughout, complemented by a 145' x 25' concrete pad at the rear of the building and a 25' concrete walkway leading to the main reception area. Inside you'll find a welcoming reception area, kitchen/boardroom, washrooms, laundry area, workshop space, and ample storage. The upper level offers four private offices, a bathroom, and additional office space that can be configured to suit your business needs. A 28' x 12' mezzanine provides further storage or workspace options. Designed with industrial users in mind, the building features bay doors measuring just under 18 feet in height, making it well-suited for truck storage, equipment, and fleet operations. Three overhead heaters help maintain a comfortable working environment year-round. Building dimensions are 80' x 120', with an overall height of 19'8" and a peak height of 25'9". This is a rare opportunity to acquire a substantial commercial property with excellent infrastructure already in place.

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