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## 5024 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Eglesham, Alberta



**Listing ID:**  
35539


**MLS ID:**  
A2317471

**\$279,900**



 **JOHN RUDYK**  
 (780) 933-5559

 Real Broker  
 1-855-623-6900

 5024 50 Avenue , Eglesham , Alberta T0H 1H0

**Transaction Type**

For Sale

**Days On Market**

1

**Zoning**

Non-residential small bus

**Subdivision**

NONE

**Year Built**

1998

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

0621583

**Building Area (Sq. Ft.)**

4000.00

**Building Area (Sq. M.)**

371.61

**Lot Size (Sq. Ft.)**

190357

**Lot Size (Acres)**

4.37

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

None

Great opportunity to own a shop and large lot in Eaglesham, Alberta! A 4000 sqft metal clad building on 4.37 acres. This building has a lot of potential uses and was most recently used as a mechanic shop and vehicle storage. The building is divided into two parts. The front space has a large open retail space with small overhead door, office, customer service order desk/counter, 2 piece bathroom, mechanical room with laundry hook ups and an upper mezzanine for storage or can be developed into offices etc. The back area is a shop with concrete floor, air compressor lines and electrical on three sides. The shop also has two overhead doors with one being large enough for a semi truck and a sump drain. The large lot is gravelled on three sides with chain link fencing and the east portion is grass. This lot is larger than you might think and gives the space needed for many different commercial endeavours. Don't miss this opportunity and call your REALTOR® of choice today!

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