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## 5002 51 FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grassland, Alberta



**Listing ID:**  
35601


**MLS ID:**  
A2317098

**\$1,100,000**



 **KATIE ADAMS**  
 (780) 519-0668

 eXp Realty  
 780-991-7617

 5002 51 , Grassland , Alberta T0A 1V0

<b>Transaction Type</b> For Sale	<b>Zoning</b> C	<b>Subdivision</b> Grassland
<b>Year Built</b> 1995	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> -	<b>Building Area (Sq. Ft.)</b> 4068.00
<b>Building Area (Sq. M.)</b> 377.93	<b>Commercial Amenities</b> Cooler(s),Parking-Extra	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Leases,Survey Plan,Title	

Prime commercial investment opportunity with excellent Highway 55 frontage in Grassland. This multi-tenant commercial building features three leaseable bays. One bay is occupied by a busy drive-thru fast food restaurant that has successfully operated at this location for 25+ years, while another is leased to a parts store for the last couple years. The third bay is vacant and already set up for a liquor store, complete with coolers, shelving, and more. Strategically located along Highway 55, which captures Highway 63 traffic from both north & south, this property benefits from strong exposure, easy access, and ample parking. Conveniently situated approximately 2.5 hours south of Fort McMurray and 2 hours north of Edmonton, this is an excellent opportunity to own a high-visibility commercial property in a key regional corridor.

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