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5124 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Innisfail, Alberta



Listing ID:
24703


MLS ID:
A2118003

\$449,900



 **SANDRA RAFFERTY**
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 Greater Calgary Real Estate
 403-241-7555

 5124 49 Avenue , Innisfail , Alberta T4G1R1

Transaction Type

For Sale

Days On Market

45

Zoning

CB

Subdivision

Central Innisfail

Building Type

Free-Standing

Year Built

1955

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

6093HW

Building Area (Sq. Ft.)

2236.00

Building Area (Sq. M.)

207.73

Lot Size (Sq. Ft.)

7500

Lot Size (Acres)

0.17

InclusionsAlarm (no contract), Fridge, Microwave,
All window coverings**Restrictions**

None Known

Reports

RPR, Title

A freestanding building situated in the heart of Innisfail strategically located along Highway 2 between major economic centres like Red Deer, Edmonton and Calgary offering great accessibility for businesses. This building has multi permitted uses including: Accessory Building and Uses, Business Support Services, Convenience Stores, Gas Bars, Health Services, Offices, Parks, Personal Services, Restaurants and Retail Stores. The front and side of the building has signage to promote your business and the building offers a front reception, kitchen, two offices with windows, a filing room and a 3 piece bathroom. There is a heated and finished interior corridor with double doors that separates the front of the building which includes an additional 2 piece bathroom. The 931 sqft back shop is roughed in for an air exchange unit with existing exhaust fan and heater with a 12x10 garage door and ceiling height of 12ft. The very large attached storage shed measures 11.5'x66' and has power. Available on street and off street parking. measurements include the whole exterior building including the shop but not shed. 3 Heaters, 2- 100 amp and one overhead gas, the panel is 225 amps. The exterior of the property features low maintenance curved rock landscaping along both the front and side enhances the curb appeal making it welcoming and appealing for your business.

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