

\$365,000 - 5110 50 Avenue, Provost

MLS® #A2142312

\$365,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Provost, Provost, Alberta

Commercial Building for Sale in Provost, AB
Property Overview:

Welcome to a prime commercial property located in the heart of Provost, Alberta. This versatile building boasts two floors of front-facing office space and a spacious open-area shop, making it ideal for a variety of business ventures. With long-term tenants occupying both units, this property promises immediate rental income and investment stability.

Key Features:

Two Floors of Office Space: The front of the building features two levels of well-maintained office spaces, perfect for administrative, retail, or client-facing operations.

Long-Term Tenants: Both units are currently occupied by reliable, long-term tenants, ensuring a steady stream of rental income from day one.

Expansive Shop Area: The entire back length of the building is dedicated to an open area shop, providing ample space for industrial, manufacturing, or storage purposes.

High-Capacity Garage Door: A 14 x 10 ft garage door facilitates easy access for vehicles and equipment, enhancing the functionality of the shop area.



Ample Parking and Fenced Compound: The property includes substantial parking space behind the shop, ensuring convenience for employees and customers. Additionally, a fenced compound offers security and extra storage space.

Investment Potential:
This commercial building represents a sound investment opportunity with its strategic location, versatile space, and established tenants. Whether you're looking to diversify your portfolio or secure a business base, this property offers significant potential for growth and profitability. More photos of the leased space are available upon request.

Built in 1983

Essential Information

| | |
|------------|------------|
| MLS® # | A2142312 |
| Price | \$365,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1983 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 5110 50 Avenue |
| Subdivision | Provost |
| City | Provost |
| County | Provost No. 52, M.D. of |
| Province | Alberta |
| Postal Code | T0B3S0 |

Interior

| | |
|---------|---|
| Heating | Boiler, In Floor, Overhead Heater(s), Natural Gas |
| Cooling | Central Air |

Exterior

| | |
|------------|-----------------|
| Roof | Metal |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2024 |
| Days on Market | 367 |
| Zoning | C2 |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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