

# \$449,000 - 4911 50 Avenue, Eckville

MLS® #A2213077

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.21 Acres

NONE, Eckville, Alberta

Calling all small business owners! Here's a great opportunity in Eckville for a commercial shop and office space with a fenced yard and parking area. The 2009 building features a 32 x 40' shop, with a 16' overhead door and radiant heat, front reception area and one office on the main floor plus two additional offices on the second level, accessible from both the front area and the shop side. The overhead hoist, pressure washer and air compressor are included and office furniture is negotiable. The almost mirror image of this property is also available, mls A2211262 on a separate title. If you need a little more space consider buying both! Owner will also consider leasing.

Built in 2009

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2213077   |
| Price      | \$449,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.21       |
| Year Built | 2009       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

Address 4911 50 Avenue



|             |                |
|-------------|----------------|
| Subdivision | NONE           |
| City        | Eckville       |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0M 0X0        |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

### Interior

|         |                      |
|---------|----------------------|
| Heating | Natural Gas, Radiant |
|---------|----------------------|

### Exterior

|              |                          |
|--------------|--------------------------|
| Roof         | Metal                    |
| Construction | Metal Siding, Wood Frame |
| Foundation   | Slab                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | April 17th, 2025   |
| Days on Market | 115                |
| Zoning         | Central Commercial |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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