

# \$399,000 - 5015 47 Avenue, Rycroft

MLS® #A2125961

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.55 Acres

NONE, Rycroft, Alberta

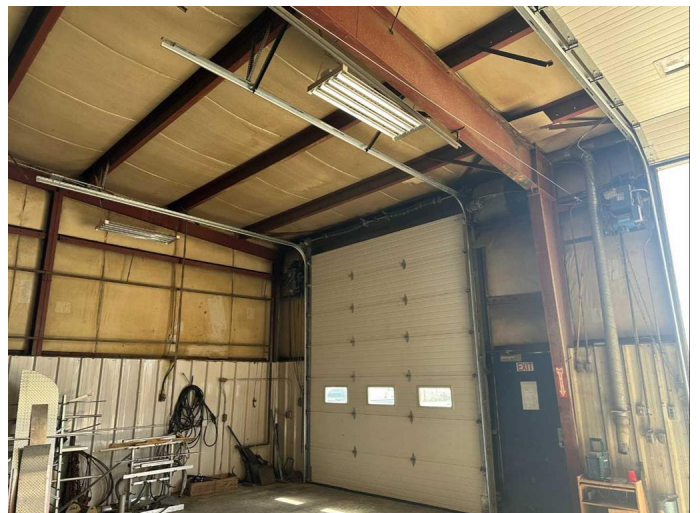
Prime opportunity & quick possession possible! For sale is this corner, 3 lots, covering 0.55 acres (198' x 120') with 50' x 80' metal clad commercial building.

There is a massive 60' x 85' concrete pad in front of the 14' x 12' overhead doors (new in 2018) leading into 3 bays, which are 50' long and could accommodate large buses or big trucks. Each bay can also be separated by rubberized curtains and there are exhaust fans & hoses for venting vehicles as well as a big BBQ rangehood when it comes time to feed the crew.

The 3,000 square foot main level also has storage/parts room, overhead natural gas heaters, floor drain with sump, hot water pressure washer system plumbed to 2 sides of the shop and air compressor with retractable hoses plumbed through the whole shop. There is also a half bathroom, washer for coveralls, and all cabinets & workbenches are included.

Upstairs, there is a 1,000 sq.ft. furnished, 1 bedroom apartment with kitchen, huge bathroom with own laundry and 2 access doors from either the outside or inside of the shop. Bedroom is huge at approximately 16' x 19'.

Outside, there is a row of exterior plug-ins for vehicles running along the fence line. Main gate has a power remote and there is secure fencing around yard. There is also a 8' x 16' exterior shed for cold storage, which would be great spot for extra tires.



If you donâ€™t need the full yard, there is ample space to rent out for R.V. storage or mini storage, for additional revenue stream. Contact a REALTOR® today for more information or to schedule a viewing.

Built in 1973

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2125961   |
| Price      | \$399,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.55       |
| Year Built | 1973       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 5015 47 Avenue                |
| Subdivision | NONE                          |
| City        | Rycroft                       |
| County      | Spirit River No. 133, M.D. of |
| Province    | Alberta                       |
| Postal Code | T0H 3A0                       |

**Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

**Exterior**

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Corner Lot, See Remarks   |
| Roof            | Metal                     |
| Construction    | Metal Siding, See Remarks |
| Foundation      | Poured Concrete           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2024 |
| Days on Market | 420            |
| Zoning         | COMM           |

**Listing Details**

Listing Office                  Royal LePage - The Realty Group

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