# \$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, Natural Gas, Overhead Heater(s)

Cooling Central Air

## **Exterior**

Roof Metal

Foundation Poured Concrete

## **Additional Information**

Date Listed June 18th, 2024

Days on Market 499

Zoning C2

# **Listing Details**

Listing Office ROYAL LEPAGE WRIGHT CHOICE REALTY

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