

**5310 50 Avenue
Castor, Alberta**

MLS # A2240474



\$225,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,400 sq.ft.
Zoning:	C1

Heating:	Overhead Heater(s), Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Brick, Metal Siding	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Currently this retired fire hall is hosting a couple of tenants to make use of this spacious building. The side area to the east has a three bedroom(offices), kitchen area and a large open area for a living room. This area was originally for the fire personal to use. The double garage to the south has two large doors 10x10, with openers and one remote, making this a great income property for the investor. The other side of the wall is a separate two bay building, doors are 12x12, that once held all the fire vehicles, now is a rental to the Bottle Depot business, also making this a great little income for the owner. The incomes are as follows, the apartments are renting for \$1500 per month, \$750 for the two smaller bay garages, \$700 for the other bay that the Bottle Depot has rented. The building was build in 1979, is cinder block, has a metal roof, brick facing on the curb side and renovations have been done in 2007, 2009, and new furnaces and paint in residence in 2024.