



4939 50 Street  
Killam, Alberta

MLS # A2087726



**\$69,900**

**Division:** NONE

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,530 sq.ft.

**Zoning:** C

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Cable at Lot Line, Electricity Connected, Natural Gas Con

**Exterior:** Brick, Concrete

**Parking:** -

**Water:** Public

**Lot Size:** 0.07 Acre

**Sewer:** Public Sewer

**Lot Feat:** -

**Inclusions:** nothing

Large retail building in prime location available for quick possession. Formerly operated as a restaurant, this commercial space is versatile & can be partitioned to accommodate more than one business. Street side area (former restaurant) is approx. 946 sq.ft. including restrooms; back room area (former kitchen) is about 550 sq.ft.; avenue side area (former dining lounge) is approx. 924 sq.ft. including rest rooms. Or use all 2,420 sq.ft. for your own enterprise. Location on the corner of 50th & 50th means great exposure to traffic patterns. Great opportunity for your small business or as a revenue property. Now significantly reduced & available for quick possession.