

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   |
| Addl. Cost:    | -   |
| Based on Year: | -   |
| Utilities:     | Cable at Lot Line, Electricity Connected, Natural Gas Connected |
| Parking:       | -   |
| Lot Size:      | 0.07 Acre   |
| Lot Feat:      | -   |

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: Brick, Concrete

Water: Public

Sewer: Public Sewer

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.