

5015 47 Avenue  
Rycroft, Alberta

MLS # A2125961



# \$399,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	Commercial
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,000 sq.ft.
Zoning:	COMM

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Metal Siding , See Remarks	Parking:	-
Water:	-	Lot Size:	0.55 Acre
Sewer:	-	Lot Feat:	Corner Lot, See Remarks
Inclusions:	apartment furnishings, air compressor, pressure washer, cabinets & workbenches. 3 sea cans negotiable.		

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 don'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.