

780-832-5880

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## 5135 50 Avenue Caroline, Alberta

MLS # A2131338



\$95,000

Division: NONE

Lot Size: 0.14 Acre

Lot Feat: Back Lane

By Town: 
LLD: 
Zoning: Commercial

Water: 
Sewer: 
Utilities: -

Here's an interesting opportunity for a commercial development in the west country community of Caroline. This  $50 \times 120'$  lot with Highway 54 commercial frontage has the beginnings of a commercial building already in place. The footings are poured for the future structure that includes a store front ( $30 \times 36'$ ), center living area ( $2 \times 20'6' \times 30'$ ) and garage ( $29 \times 24'$ ) at the back. The owner has professional drawings and will offer them to the purchaser.