5110 50 Avenue
Provost, Alberta

MLS # A2142312

$365,000

Division:	Provost
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,200 sq.ft.
Zoning:	C2

Heating:	Boiler, In Floor, Overhead Heater(s), Natural Gas	**Addl. Cost:**	-	
Floors:	-	**Based on Year:**	-	
Roof:	Metal	**Utilities:**	-	
Exterior:	-	**Parking:**	-	
Water:	-	**Lot Size:**	-	
Sewer:	-	**Lot Feat:**	-	
Inclusions:	na			

Commercial Building for Sale in Provost, AB Property Overview: Welcome to a prime commercial property located in the heart of Provost, Alberta. This versatile building boasts two floors of front-facing office space and a spacious open-area shop, making it ideal for a variety of business ventures. With long-term tenants occupying both units, this property promises immediate rental income and investment stability. Key Features: Two Floors of Office Space: The front of the building features two levels of well-maintained office spaces, perfect for administrative, retail, or client-facing operations. Long-Term Tenants: Both units are currently occupied by reliable, long-term tenants, ensuring a steady stream of rental income from day one. Expansive Shop Area: The entire back length of the building is dedicated to an open area shop, providing ample space for industrial, manufacturing, or storage purposes. High-Capacity Garage Door: A 14 x 10 ft garage door facilitates easy access for vehicles and equipment, enhancing the functionality of the shop area. Ample Parking and Fenced Compound: The property includes substantial parking space behind the shop, ensuring convenience for employees and customers. Additionally, a fenced compound offers security and extra storage space. Investment Potential: This commercial building represents a sound investment opportunity with its strategic location, versatile space, and established tenants. Whether you're looking to diversify your portfolio or secure a business base, this property offers significant potential for growth and profitability.   More photos of the leased space are available upon request.