

\$695,000 - 4404 50 Street, Mayerthorpe

MLS® #A2146114

\$695,000

0 Bedroom, 0.00 Bathroom,
Commercial on 4.04 Acres

NONE, Mayerthorpe, Alberta

Presenting a versatile commercial opportunity with a 4.04-acre fenced gravel lot, featuring an 8,112 sq. ft. warehouse which includes a 48x79 shop. The front section boasts 3 office spaces, two washrooms, Staff Lunch room and storage areas, while the rear offers a spacious, heated shop ideal for various operations. Additionally, the property includes a 2,400 sq. ft. warehouse, providing ample space for storage or expansion. Zoned C2, this district accommodates a range of permitted uses including automobile sales, service centers, auction sales, gas bars, hotels, restaurants, and retail services. Discretionary uses cover entertainment establishments, parks and playgrounds, veterinary clinics, and professional services. Ideal for enterprises seeking a strategic location with excellent visibility and accessibility. Property is visible from highway 43 and Highway 22 located between Edmonton and Whitecourt.

Built in 1976

Essential Information

MLS® #	A2146114
Price	\$695,000
Bathrooms	0.00
Acres	4.04
Year Built	1976
Type	Commercial
Sub-Type	Warehouse



Status Active

Community Information

Address 4404 50 Street
Subdivision NONE
City Mayerthorpe
County Lac Ste. Anne County
Province Alberta
Postal Code T0E 1N0

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces 30

Interior

Heating Forced Air, Natural Gas

Exterior

Lot Description Back Lane, Irregular Lot, Level, Open Lot
Roof Metal
Construction Concrete, Metal Siding
Foundation Poured Concrete

Additional Information

Date Listed July 2nd, 2024
Days on Market 282
Zoning C2

Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.