

# \$1,775,000 - 5002 5010 50 Av, Two Hills

MLS® #E4335612

## \$1,775,000

Bedroom, Bathroom, 19,635 sqft  
Retail on 0.99 Acres

Two Hills, Two Hills, AB

Fully Leased 19,635 sq.ft. retail/office multi tenant strip mall available. Property is located in the central business district in the Town of Two Hills. Fully leased to a diverse tenant mix including a grocery store, ATB Financial, government nonprofit, accounting firm and a local restaurant. Current NOI \$152,678 equates to a 8.6% cap rate at list price. Concrete block structure with various improvements over the past 5 years.

Built in 1978

### Essential Information

MLS® #	E4335612
Price	\$1,775,000
Square Footage	19,635
Acres	0.99
Year Built	1978
Type	Retail

### Community Information

Address	5002 5010 50 Av
Area	Two Hills
Subdivision	Two Hills
City	Two Hills
Province	AB
Postal Code	T0B 4K0

### Exterior



Construction      Concrete Block

**Additional Information**

Date Listed      April 14th, 2023

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Listing information last updated on May 16th, 2024 at 12:31am MDT