

## \$4,250,000 - 4741 50 Av N, Calmar

MLS® #E4341025

**\$4,250,000**

Bedroom, Bathroom, 12,000 sqft

Retail on 0.00 Acres

Calmar, Calmar, AB

The beautiful new building mixed use in Calmar. The building is partially leased to the DENTIST and PHARMACY on ground floor. Centre unit approximately 1100+/- Square feet is available for lease to the any professional. It is built out with 3 rooms, Washrooms, Store room, Record room. Ideal for any physician, message therapist or physiotherapist, Lawyer, Accountant etc. There is another retail space available the the backside of the building approximately 700+/- square feet can be use for pizza shop, laundry mart, Hair salon etc. Leading to the second floor with the LIFT or stairs. Second floor have 2 part one half have a large space which was used for lounge & it is built out with all equipment. Other half have 4 Residential units 1 unit have 2 bedrooms, 1 unit have 1 bedroom, 2 unit are studio. Every unit have their own laundry & Utility. Dental Clinic side portion of the building is with very strong old structure. However roof, HVAC, Stucco, doors, windows are all new. Rest of building is brand new.

Built in 2023

### Essential Information

MLS® #	E4341025
Price	\$4,250,000
Square Footage	12,000



Acres	0.00
Year Built	2023
Type	Retail

### Community Information

Address	4741 50 Av N
Area	Leduc County
Subdivision	Calmar
City	Calmar
Province	AB
Postal Code	T0C 0V4

### Exterior

Construction	Concrete Block, Metal, Mixed
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### Additional Information

Date Listed	May 17th, 2023
Zoning	C1

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Listing information last updated on April 25th, 2024 at 12:31am MDT