

## \$49,000 - 5034 50 St, Waskatenau

MLS® #E4341725

**\$49,000**

Bedroom, Bathroom, 1,833 sqft

Retail on 0.00 Acres

Waskatenau, Waskatenau, AB

Thinking Of Owning Your Own Business? This 1 1/2 Storey building is located on the main street of Waskatenau, across the street from Canada Post and other business. Great potential with this character building & revenue possibilities. There is approx 1,833 sq ft and the inside is ready for your finishing touches. The property is approved as a mixed-use split residential & commercial. There is an approved floor plan & design for 2 units: One commercial storefront space with a 2pc bath & a 2 bedroom + den with a 4pc bathroom. Or redesign the space for another purpose. There is alley access and yard at the back. Excellent opportunity to invest in the Village of Waskatenau. Only 1 hr from Edmonton.

Built in 1943

### Essential Information

MLS® #	E4341725
Price	\$49,000
Square Footage	1,833
Acres	0.00
Year Built	1943
Type	Retail

### Community Information

Address	5034 50 St
Area	Smoky Lake



Subdivision	Waskatenau
City	Waskatenau
Province	AB
Postal Code	T0A 3P0

### **Amenities**

Features	Level Land, Playground Nearby, Retail Exposure, Back Lane, Picnic Area, Schools
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### **Exterior**

Construction	Wood Frame
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### **Additional Information**

Date Listed	May 19th, 2023
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Listing information last updated on April 29th, 2024 at 1:31am MDT