

\$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
----------	---

Exterior

Construction	Wood Frame
--------------	------------

Additional Information

Date Listed	May 19th, 2023
-------------	----------------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2024 at 5:32pm MDT