

Courtesy Of Darren M Poirier Of Century 21 Poirier Real Estate

## \$299,900 - 4213 50 Avenue, St. Paul Town

MLS® #E4454247

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

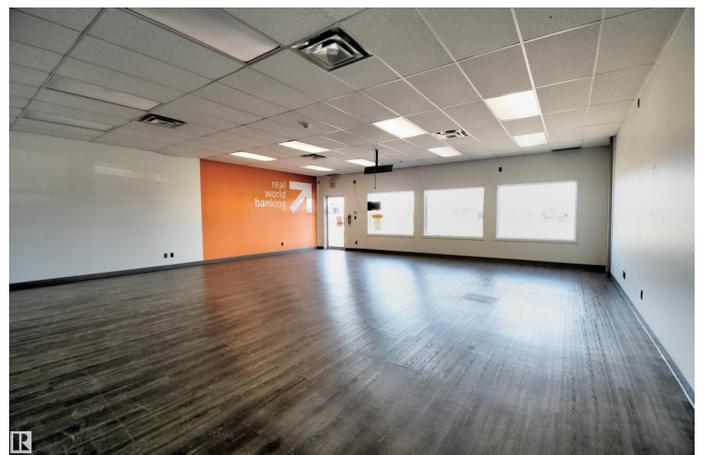
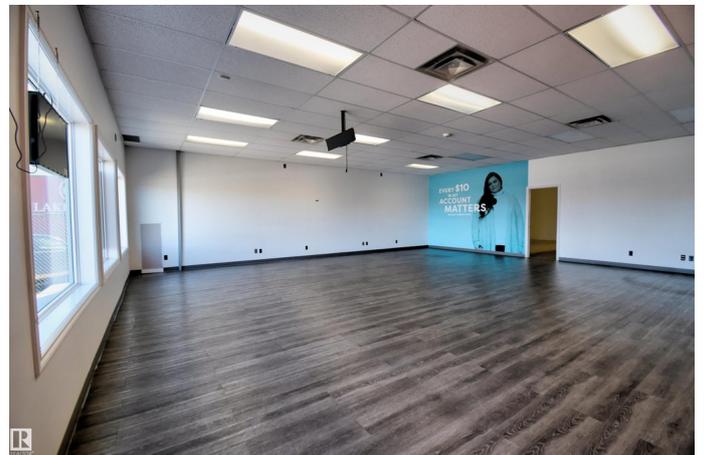
St. Paul Town, St. Paul Town, AB

High-Visibility East End Commercial Space â€œ Ideal for Your Business Position your business for success in this highly visible and easily accessible 1,762 sq ft commercial property, located in a high-traffic area on the east end of town. Conveniently near grocery stores, fast food restaurants, and gas stations, this location offers excellent exposure and convenience for both you and your customers. Situated on a side service road with a shared parking lot, the property ensures ample parking and easy access. The building features attractive modern exterior finishes that enhance its curb appeal and professional presence. Inside, you'll find two spacious, flexible-use areas with 16 ft ceilings, ideal for a wide range of business types. Additional features include: Two 2-piece bathrooms Office, Rear overhead door for efficient shipping, receiving for deliveries. Whether starting a new venture or relocating, this space offers both practicality and presence in one of the city's busiest corridors.

Built in 2009

### Essential Information

MLS® #	E4454247
Price	\$299,900
Bathrooms	0.00



Acres	0.00
Year Built	2009
Type	Retail
Status	Active

### **Community Information**

Address	4213 50 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A4

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Zone 60

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Listing information last updated on August 23rd, 2025 at 5:02am MDT