

\$359,900 - 5124 49 Avenue, Innisfail

MLS® #A2118003

\$359,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.17 Acres

Central Innisfail, Innisfail, Alberta

Great price for a free standing building! A freestanding building situated in the heart of Innisfail strategically located along Highway 2 between major economic centres like Red Deer, Edmonton and Calgary offering great accessibility for businesses. This building has multi permitted uses including: Accessory Building and Uses, Business Support Services, Convenience Stores, Gas Bars, Health Services, Offices, Parks, Personal Services, Restaurants and Retail Stores. The front and side of the building has signage to promote your business and the building offers a front reception, kitchen, two offices with windows, a filing room and a 3 piece bathroom. There is a heated and finished interior corridor with double doors that separates the front of the building which includes an additional 2 piece bathroom. The 931 sqft back shop is roughed in for an air exchange unit with existing exhaust fan and heater with a 12x10 garage door and ceiling height of 12ft. The very large attached storage shed measures 11.5'x66' and has power. Available on street and off street parking. measurements include the whole exterior building including the shop but not shed. 3 Heaters, 2- 100 amp and one overhead gas, the panel is 225 amps. The exterior of the property features low maintenance curved rock landscaping along both the front and side enhances the curb appeal making it welcoming and appealing for your business. Read more about "World's first carbon scrubber and



storage lab selected for Innisfail", looks like job and growth is coming it's way.

Built in 1955

Essential Information

MLS® #	A2118003
Price	\$359,900
Sold Price	\$350,000
Bathrooms	0.00
Acres	0.17
Year Built	1955
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	5124 49 Avenue
Subdivision	Central Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G1R1

Additional Information

Date Listed	March 27th, 2024
Date Sold	October 24th, 2024
Days on Market	210
Zoning	CB
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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