

\$365,000 - 5110 50 Avenue, Provost

MLS® #A2142312

\$365,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Provost, Provost, Alberta

Commercial Building for Sale in Provost, AB
Property Overview:

Welcome to a prime commercial property located in the heart of Provost, Alberta. This versatile building boasts two floors of front-facing office space and a spacious open-area shop, making it ideal for a variety of business ventures. With long-term tenants occupying both units, this property promises immediate rental income and investment stability.

Key Features:

Two Floors of Office Space: The front of the building features two levels of well-maintained office spaces, perfect for administrative, retail, or client-facing operations.

Long-Term Tenants: Both units are currently occupied by reliable, long-term tenants, ensuring a steady stream of rental income from day one.

Expansive Shop Area: The entire back length of the building is dedicated to an open area shop, providing ample space for industrial, manufacturing, or storage purposes.

High-Capacity Garage Door: A 14 x 10 ft garage door facilitates easy access for vehicles and equipment, enhancing the functionality of the shop area.



Ample Parking and Fenced Compound: The property includes substantial parking space behind the shop, ensuring convenience for employees and customers. Additionally, a fenced compound offers security and extra storage space.

Investment Potential:
This commercial building represents a sound investment opportunity with its strategic location, versatile space, and established tenants. Whether you're looking to diversify your portfolio or secure a business base, this property offers significant potential for growth and profitability. More photos of the leased space are available upon request.

Built in 1983

Essential Information

MLS® #	A2142312
Price	\$365,000
Bathrooms	0.00
Acres	0.00
Year Built	1983
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	5110 50 Avenue
Subdivision	Provost
City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B3S0

Interior

Heating	Boiler, In Floor, Overhead Heater(s), Natural Gas
Cooling	Central Air

Exterior

Roof	Metal
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2024
Days on Market	436
Zoning	C2

Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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