

\$325,000 - 5003 50 Av, Bonnyville Town

MLS® #E4452239

\$325,000

0 Bedroom, 0.00 Bathroom, 4,000 sqft

Retail on 0.18 Acres

Bonnyville, Bonnyville Town, Alberta

Prime Commercial Investment Opportunity in thriving community of Bonnyville (population appx 7,000). Key Features: 4,000 sq. ft. grade level retail building, split into two units / separate titles. Two separate power and gas meters simplifying tenant utility responsibility. Prime main-street visibility in a high-traffic area of Highway 28 / Mainstreet. Scarce retail availability in town, increasing property desirability. Stable monthly income with proven profit margins. Strong reliable tenants with excellent community reputation. Active oil-and-gas-driven economy, this property is a solid, turn-key investment with immediate returns. The building is fully leased to long-term, well established businesses: Stormy Dog Grooming and Caffeinate Coffee Shop. Both tenants have built strong local followings and show every sign of staying for years to come. (id:6289)

Built in 1951

Essential Information

Listing #	E4452239
Price	\$325,000
Bathrooms	0.00
Square Footage	4,000
Acres	0.18
Year Built	1951
Type	Retail



Community Information

Address	5003 50 Av
Subdivision	Bonnyville
City	Bonnyville Town
Province	Alberta
Postal Code	T9N2G3

Amenities

Features	Flat site, Paved lane
View	City view

Listing Details

Listing Office RE/MAX Bonnyville Realty



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