

**5009 50 Avenue
Valleyview, Alberta****MLS # A2224780****\$149,900****Division:** NONE**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,940 sq.ft.**Zoning:** mixed use**Heating:** Boiler**Floors:** -**Roof:** Metal**Exterior:** See Remarks**Water:** -**Sewer:** -**Inclusions:** Fridge . stove , dishwasher, microwave , washer, dryer**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** -**Lot Feat:** -

Public Remarks: Introducing a unique opportunity for a self-employed individual to live and work under one roof in the heart of Valley View. This meticulously maintained property features a single building with a residential unit in the back and a retail space in the front. For the self-employed person, this property offers the convenience and flexibility of living and working in the same building. Imagine the ease of waking up and simply walking a few steps to your storefront or office space. Here are some exciting opportunities this property presents: 1. Work-Life Balance: Enjoy the convenience of eliminating long commutes and maximizing productivity. With the residential unit in the back, you can seamlessly integrate your personal and professional life, allowing for more time to focus on your business . 2. Cost Savings: By combining your living and working spaces, you can significantly reduce overhead expenses. This means lower commuting costs, reduced rent or mortgage payments, and potential tax benefits by using part of the property for business purposes. 3. Enhanced Customer Experience: With the retail space in the front, you have the potential to create a unique customer experience. Imagine having a charming storefront where your clients can easily access your services or products without navigating through busy streets or commercial areas. 4. Flexibility for Future Growth: The property's layout offers versatility for expansion or diversification of your business. If you require additional space for your growing business, the option to convert one of the bedrooms into an office or add another room gives you the flexibility to adapt to changing business needs. 5. Prime Location: Situated in the heart of Valley View, this property benefits from high visibility and foot traffic. The proximity to other businesses, amenities, and residential areas ensures a steady

flow of potential customers, making it an ideal location for a wide range of entrepreneurial ventures. Option to continue renting to the current tenant in the commercial portion as she is a long time tenant that is willing to continue renting. The purchaser has the option to reside in the residential portion or lease both portions of the building. This is a unique opportunity, are you ready to make you move? Call your favorite commercial realtor® today to view this remarkable property.