

**5310 50 Avenue
Castor, Alberta**

MLS # A2240474

\$225,000



Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,400 sq.ft.

Zoning: C1

Heating: Overhead Heater(s), Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Brick, Metal Siding

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Currently this retired fire hall is hosting a couple of tenants to make use of this spacious building. The side area to the east has a three bedroom(offices), kitchen area and a large open area for a living room. This area was originally for the fire personal to use. The double garage to the south has two large doors 10x10, with openers and one remote, making this a great income property for the investor. The other side of the wall is a separate two bay building, doors are 12x12, that once held all the fire vehicles, now is a rental to the Bottle Depot business, also making this a great little income for the owner. The incomes are as follows, the apartments are renting for \$1500 per month, \$750 for the two smaller bay garages, \$700 for the other bay that the Bottle Depot has rented. The building was build in 1979, is cinder block, has a metal roof, brick facing on the curb side and renovations have been done in 2007, 2009, and new furnaces and paint in residence in 2024.