

**5019 50 Avenue
Caroline, Alberta**

MLS # A2263377

\$149,000



Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,002 sq.ft.

Zoning: HC

Heating: Ceiling, Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: -

Inclusions: fridge, stove "as is"

Excellent main-street commercial and live/work opportunity in Caroline. Located between the grocery store and the library for high visibility and foot traffic. Approximately 2,000 sq ft offering flexible space with front reception / retail area, large rear work shop or storage area, plus full kitchen, full bath, and living quarters with side deck and yard. Residential use is permitted if business is maintained. Rear parking and storage, plus street parking at the front. An ideal, versatile space with multiple potential uses.