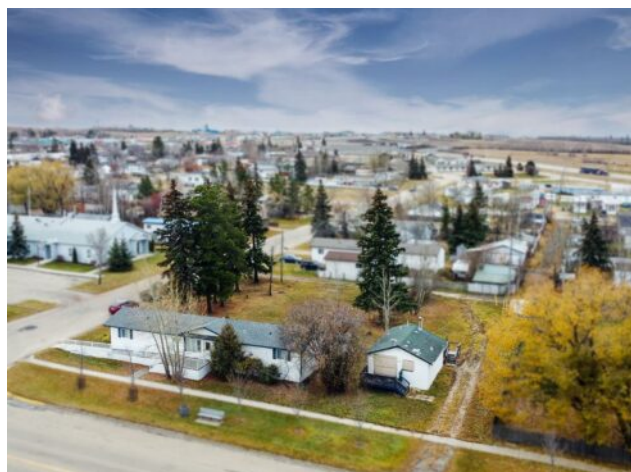


**5302, 5304 & 5306 50 Avenue  
Valleyview, Alberta**

**MLS # A2267746**



**\$209,900**

**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,520 sq.ft.

**Zoning:** C2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Commercial Office & Residential Package on Main Street, Valleyview. Conveniently located right on Main Street, this property package includes a mobile office building and a 577 sq. ft. residential home on the adjacent lot, both zoned commercial. The office features a reception area with a gas fireplace, five offices, a conference room, a break room, two washrooms, and storage space. It's equipped with air conditioning, a security system, new shingles, and is wheelchair accessible. Sitting on a large triple lot, this setup offers plenty of space and flexibility for a variety of business or mixed-use needs. Take a look at this practical property package in the heart of Valleyview today!