

**5013 50 Avenue  
Valleyview, Alberta**

**MLS # A2282011**



**\$200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	1,459 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Interior Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	Valleyview Rooming House
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Downtown Commercial (CD)
<b>Foundation:</b>	Perimeter Wall	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Connected
<b>Features:</b>	-		

**Inclusions:** N/A

The "Valleyview Rooming House". Located within the downtown area this property offers month-to-month single bedroom and shared common area accommodations. The main floor features four tenant rooms, a managers room and a storage room. On the second floor are six additional bedrooms. Common areas are present including a shared kitchen, laundry room and three full bathrooms. This type of property caters to workers and is maintained at a high level of occupancy with a well-established clientele. Call for mor information or to book a showing.