

**5035 50 Street
Hardisty, Alberta****MLS # A2076481****\$75,000****Division:** Hardisty**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,290 sq.ft.**Zoning:** Commercial**Heating:** Natural Gas**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** Brick, Concrete**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Great Opportunity awaits. This commercial building is ideally located in the heart of Hardisty's Down Town district. Unique commercial business area with a two bedroom living space in the rear of the building. New Laminate through out the area with new kitchen cabinets, counter tops and sink. New paint as well in 2017. New kitchen appliances as well. This would be an idea spot for a deli, sub shop or what ever you imagination has in store while you reside in the same building. Commercial store area is 340 sq ft. Newer furnace and hot water tank.