

**4939 50 Street
Killam, Alberta****MLS # A2087726****\$69,900**

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,530 sq.ft.
Zoning:	C

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Cable at Lot Line, Electricity Connected, Natural Gas Connected
Exterior:	Brick, Concrete	Parking:	-
Water:	Public	Lot Size:	0.07 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	nothing		

Large retail building in prime location available for quick possession. Formerly operated as a restaurant, this commercial space is versatile & can be partitioned to accommodate more than one business. Street side area (former restaurant) is approx. 946 sq.ft. including restrooms; back room area (former kitchen) is about 550 sq.ft.; avenue side area (former dining lounge) is approx. 924 sq.ft. including rest rooms. Or use all 2,420 sq.ft. for your own enterprise. Location on the corner of 50th & 50th means great exposure to traffic patterns. Great opportunity for your small business or as a revenue property. Now significantly reduced & available for quick possession.