

**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

Addl. Cost: -

Based on Year: -

Utilities: Cable at Lot Line, Electricity Connected, Natural Gas Con

Parking: -

Lot Size: 0.07 Acre

Lot Feat: -

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: Brick, Concrete

Water: Public

Sewer: Public Sewer

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.