

**5135 50 Avenue
Caroline, Alberta****MLS # A2131338****\$95,000****Division:** NONE**Lot Size:** 0.14 Acre**Lot Feat:** Back Lane**By Town:** -**LLD:** -**Zoning:** Commercial**Water:** -**Sewer:** -**Utilities:** -

Here's an interesting opportunity for a commercial development in the west country community of Caroline. This 50 x 120' lot with Highway 54 commercial frontage has the beginnings of a commercial building already in place. The footings are poured for the future structure that includes a store front (30 x 36'), center living area (2 storey - 20'6" x 30') and garage (29 x 24') at the back. The owner has professional drawings and will offer them to the purchaser.