

**5104 48 Street  
Provost, Alberta**

**MLS # A2201710**



**\$280,000**

**Division:** Provost

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,544 sq.ft.

**Zoning:** R3

**Heating:** Electric, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Refrigerator, Stove, Window Coverings, Washer, Dryer, Gazebo.

Welcome to 5140 48 St. Provost, AB! This private, fully fenced, renovated property offers many business options! Inside, the entry is spacious and provides an option to go up or down. With either choice, you'll discover generous open concept spaces. Head upstairs to find a large open area, complete with separated laundry area, washrooms (3 toilets/2 sinks) and additional storage space areas. Downstairs is complete with ample kitchen space, 2 toilet areas, additional large open space with 2 separate rooms for storage (or quiet baby rooms for daycare if needed!). Step outside on the west end, and you'll find a fantastic space for gatherings, c/w large 40' X 40' deck, playground space or whatever your heart desires! There is also a 12' X 12' attached storage shed with basement access, and supplemental fenced storage space for the extra equipment your business might have! Book your showing today with your favourite realtor!