

# \$365,000 - 5110 50 Avenue, Provost

MLS® #A2142312

**\$365,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Provost, Provost, Alberta

Commercial Building for Sale in Provost, AB  
Property Overview:

Welcome to a prime commercial property located in the heart of Provost, Alberta. This versatile building boasts two floors of front-facing office space and a spacious open-area shop, making it ideal for a variety of business ventures. With long-term tenants occupying both units, this property promises immediate rental income and investment stability.

Key Features:

**Two Floors of Office Space:** The front of the building features two levels of well-maintained office spaces, perfect for administrative, retail, or client-facing operations.

**Long-Term Tenants:** Both units are currently occupied by reliable, long-term tenants, ensuring a steady stream of rental income from day one.

**Expansive Shop Area:** The entire back length of the building is dedicated to an open area shop, providing ample space for industrial, manufacturing, or storage purposes.

**High-Capacity Garage Door:** A 14 x 10 ft garage door facilitates easy access for vehicles and equipment, enhancing the functionality of the shop area.



Ample Parking and Fenced Compound: The property includes substantial parking space behind the shop, ensuring convenience for employees and customers. Additionally, a fenced compound offers security and extra storage space.

Investment Potential:  
This commercial building represents a sound investment opportunity with its strategic location, versatile space, and established tenants. Whether you're looking to diversify your portfolio or secure a business base, this property offers significant potential for growth and profitability. More photos of the leased space are available upon request.

Built in 1983

**Essential Information**

MLS® #	A2142312
Price	\$365,000
Bathrooms	0.00
Acres	0.00
Year Built	1983
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information**

Address	5110 50 Avenue
Subdivision	Provost
City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B3S0

**Interior**

Heating	Boiler, In Floor, Overhead Heater(s), Natural Gas
Cooling	Central Air

**Exterior**

Roof	Metal
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 18th, 2024
Days on Market	418
Zoning	C2

**Listing Details**

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.