

# \$695,000 - 4404 50 Street, Mayerthorpe

MLS® #A2146114

**\$695,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.04 Acres

NONE, Mayerthorpe, Alberta

Presenting a versatile commercial opportunity with a 4.04-acre fenced gravel lot, featuring an 8,112 sq. ft. warehouse which includes a 48x79 shop. The front section boasts 3 office spaces, two washrooms, Staff Lunch room and storage areas, while the rear offers a spacious, heated shop ideal for various operations. Additionally, the property includes a 2,400 sq. ft. warehouse, providing ample space for storage or expansion. Zoned C2, this district accommodates a range of permitted uses including automobile sales, service centers, auction sales, gas bars, hotels, restaurants, and retail services. Discretionary uses cover entertainment establishments, parks and playgrounds, veterinary clinics, and professional services. Ideal for enterprises seeking a strategic location with excellent visibility and accessibility. Property is visible from highway 43 and Highway 22 located between Edmonton and Whitecourt.

Built in 1976

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2146114   |
| Price      | \$695,000  |
| Bathrooms  | 0.00       |
| Acres      | 4.04       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4404 50 Street       |
| Subdivision | NONE                 |
| City        | Mayerthorpe          |
| County      | Lac Ste. Anne County |
| Province    | Alberta              |
| Postal Code | T0E 1N0              |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 30                                                                             |

## Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

## Exterior

|                 |                                           |
|-----------------|-------------------------------------------|
| Lot Description | Back Lane, Irregular Lot, Level, Open Lot |
| Roof            | Metal                                     |
| Construction    | Concrete, Metal Siding                    |
| Foundation      | Poured Concrete                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2024 |
| Days on Market | 291            |
| Zoning         | C2             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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