

## \$489,900 - 4805 50 St, Elk Point

MLS® #E4323126

**\$489,900**

Bedroom, Bathroom, 2,100 sqft

Retail on 0.32 Acres

Elk Point, Elk Point, AB

A Big Investment Opportunity for this approximately 2100 sq ft commercial building with a long term tenant. Excellent Market Cap. Situated on main street and a approx 14000 sq ft fully serviced commercial lot for further development. All metal building built on a concrete foundation. Financing available. Elk Point is on a major highway and is in an oil activity area. St Paul is only 30 minutes to the north and Vermilion/Lloydminster area is only 30 minutes to the south. A Most Tempting Investment Buy.....

Built in 2014

### Essential Information

MLS® #	E4323126
Price	\$489,900
Square Footage	2,100
Acres	0.32
Year Built	2014
Type	Retail

### Community Information

Address	4805 50 St
Area	St. Paul
Subdivision	Elk Point
City	Elk Point
Province	AB



Postal Code           T0A 1A0

**Interior**

Heating               Forced Air, Radiant, See Private Remarks

**Exterior**

Construction         Concrete, Wood Frame, See Remarks

**Additional Information**

Date Listed           January 2nd, 2023

Zoning                CB1

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Listing information last updated on May 10th, 2024 at 2:18pm MDT