

## \$1,775,000 - 5010 50 Avenue, Two Hills

MLS® #E4335612

**\$1,775,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Two Hills, Two Hills, AB

Fully Leased 19,635 sq.ft. retail/office multi tenant strip mall available. Property is located in the central business district in the Town of Two Hills. Fully leased to a diverse tenant mix including a grocery store, ATB Financial, government nonprofit, accounting firm and a local restaurant. Current NOI \$152,678 equates to a 8.6% cap rate at list price. Concrete block structure with various improvements over the past 5 years.

Built in 1978

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4335612    |
| Price      | \$1,775,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1978        |
| Type       | Retail      |
| Status     | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5010 50 Avenue |
| Area        | Two Hills      |
| Subdivision | Two Hills      |
| City        | Two Hills      |
| County      | ALBERTA        |
| Province    | AB             |



Postal Code            T0B 4K0

**Exterior**

Exterior                Block

Construction          Block

**Additional Information**

Date Listed            April 14th, 2023

Days on Market        747

Zoning                  Zone 60

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Listing information last updated on April 30th, 2025 at 10:02am MDT