

## \$328,000 - 5012 | 5014 50 Street, Evansburg

MLS® #E4442762

**\$328,000**

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

Evansburg, Evansburg, AB

Looking to invest? Hereâ€™s a solid opportunity to grow your portfolio with a fully leased commercial building offering great value and long-term potential. Sitting on a 3,455 sq ft footprint, the property is divided into two separate retail spacesâ€™both currently tenant occupied. One side (approx. 2,300 sq ft) is operating as a restaurant, while the other (approx. 1,155 sq ft) is home to a pet store. The layout includes a shared 4-piece bathroom, three additional rooms, and two separate entrancesâ€™one for each business. A double detached garage is located at the back of the building, and there's ample street parking in front for customers and staff alike. The sale includes the land, the building, and several restaurant-related fixtures, such as the kitchen exhaust system, HVAC, walk-in cooler, and freezer. This is a turn-key investment with immediate income in placeâ€™donâ€™t let it pass you by!

Built in 1962

### Essential Information

MLS® #	E4442762
Price	\$328,000
Bathrooms	0.00
Acres	0.00
Year Built	1962



Type	Retail
Status	Active

**Community Information**

Address	5012   5014 50 Street
Area	Evansburg
Subdivision	Evansburg
City	Evansburg
County	ALBERTA
Province	AB
Postal Code	T0E 0T0

**Exterior**

Exterior	Block
Construction	Block

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	63
Zoning	Zone 70

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Listing information last updated on August 19th, 2025 at 10:32am MDT