

## **\$3,200,000 - 4826 50 Avenue, St. Paul Town**

MLS® #E4447299

**\$3,200,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

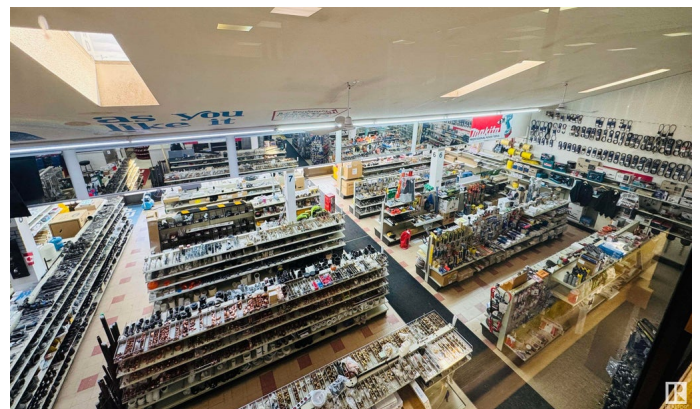
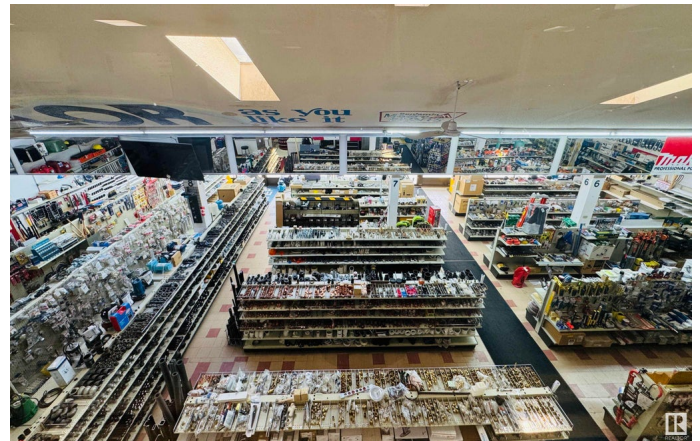
St. Paul Town, St. Paul Town, AB

RARE OPPORTUNITY- THIS IS YOUR CHANCE TO OWN A LONG STANDING CORNERSTONE OF THE ST. PAUL COMMUNITY! Established in 1909, this landmark family-run hardware store has proudly served generations of loyal customers & is now ready for its next chapter. Situated in a high-visibility location on Main Street, the property includes a spacious, fully stocked retail building featuring a wide array of inventory: Benjamin Moore paint, welding supplies, hydraulic hoses, plumbing/heating components, fasteners, tools, seasonal products, all types of welding gases, and steel. If you can't find it here you likely can't find it anywhere. The upper level offers 4 offices & a dedicated filing room, ideal for admin operations or expanding business services. The large back shop is equipped for welding & custom hydraulic hose construction with 2 - 12' overhead doors. This rare offering presents an incredible opportunity to take over a trusted, turn-key business with deep roots in the community & potential for continued growth.

Built in 1962

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4447299    |
| Price  | \$3,200,000 |



|            |                        |
|------------|------------------------|
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1962                   |
| Type       | Business with Property |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4826 50 Avenue |
| Area        | St. Paul Town  |
| Subdivision | St. Paul Town  |
| City        | St. Paul Town  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0A 3A1        |

### Exterior

|              |                                |
|--------------|--------------------------------|
| Exterior     | Block                          |
| Roof         | Asphalt Shingles, Tar & Gravel |
| Construction | Block                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 60         |

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Listing information last updated on September 5th, 2025 at 5:47pm MDT