

# \$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 254  
Zoning C2

### Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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