

# \$225,000 - 5310 50 Avenue, Castor

MLS® #A2143376

**\$225,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Castor, Alberta

Currently this retired fire hall is hosting a couple of tenants to make use of this spacious building. The side area to the east has a three bedroom(offices), kitchen area and a large open area for a living room. This area was originally for the fire personal to use. The double garage to the south has two large doors 10x10, with openers and one remote, making this a great income property for the investor. The other side of the wall is a separate two bay building, doors are 12x12, that once held all the fire vehicles, now is a rental to the Bottle Depot business, also making this a great little income for the owner. The incomes are as follows, the apartments are renting for \$1500 per month, \$750 for the two smaller bay garages, \$700 for the other bay that the Bottle Depot has rented. The building was build in 1979, is cinder block, has a metal roof, brick facing on the curb side and renovations have been done in 2007, 2009, and new furnaces and paint in residence in 2024.

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2143376  |
| Price      | \$225,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1979      |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Mixed Use  |
| Status   | Active     |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 5310 50 Avenue               |
| Subdivision | NONE                         |
| City        | Castor                       |
| County      | Paintearth No. 18, County of |
| Province    | Alberta                      |
| Postal Code | T0C0X0                       |

### **Interior**

|         |   |
|---------|---|
| Heating | Forced Air, Natural Gas, Overhead Heater(s) |
|---------|---|

### **Exterior**

|              |                        |
|--------------|------------------------|
| Roof         | Metal                  |
| Construction | Metal Siding, Brick    |
| Foundation   | Poured Concrete, Block |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2024 |
| Days on Market | 287             |
| Zoning         | C1              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Sutton Landmark Realty |
|----------------|------------------------|

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