

# \$34,900 - 4902 50 Avenue, Castor

MLS® #CA0083787

**\$34,900**

0 Bedroom, 0.00 Bathroom, 2,376 sqft  
Commercial on 0.20 Acres

NONE, Castor, Alberta

Looking for a source of income from your investment? Look no further. Located on main street Castor, this 2376 sq.ft. building built in 1945, sits on three corner lots. There are presently three long term renters utilizing the building, which has had some flooring, doors and windows replaced recently, as well as a new boiler and hot water tank six years ago. There is room for more renters with the larger portion of the building for rent. The rental spaces vary in size with ample phone lines and high speed internet available in the building. Downstairs has all the heating and water tank as well as the central vac. The exterior is stucco and the roof is sloped, covered with tar, tin and rubber seal. Sellers have maintained the building throughout the years and are motivated to find the right buyers. Don't let the downturn of the economy keep you from thinking about your future income.

Built in 1945



## Essential Information

MLS® #	CA0083787
Price	\$34,900
Bathrooms	0.00
Square Footage	2,376
Acres	0.20
Year Built	1945
Type	Commercial

Sub-Type Office  
Status Active

### Community Information

Address 4902 50 Avenue  
Subdivision NONE  
City Castor  
County Paintearth No. 18, County of  
Province Alberta  
Postal Code T0C 0X0

### Amenities

Utilities Natural Gas Available, Garbage Collection, High Speed Internet Available, Phone Available

### Interior

Heating Boiler  
Has Basement Yes  
Basement Partial

### Exterior

Roof Mixed  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 26th, 2016  
Days on Market 3397  
Zoning C1

### Listing Details

Listing Office Sutton Landmark Realty

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