

# \$365,000 - 5110 50 Avenue, Provost

MLS® #A2142312

**\$365,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Provost, Provost, Alberta

Commercial Building for Sale in Provost, AB  
Property Overview:

Welcome to a prime commercial property located in the heart of Provost, Alberta. This versatile building boasts two floors of front-facing office space and a spacious open-area shop, making it ideal for a variety of business ventures. With long-term tenants occupying both units, this property promises immediate rental income and investment stability.

Key Features:

**Two Floors of Office Space:** The front of the building features two levels of well-maintained office spaces, perfect for administrative, retail, or client-facing operations.

**Long-Term Tenants:** Both units are currently occupied by reliable, long-term tenants, ensuring a steady stream of rental income from day one.

**Expansive Shop Area:** The entire back length of the building is dedicated to an open area shop, providing ample space for industrial, manufacturing, or storage purposes.

**High-Capacity Garage Door:** A 14 x 10 ft garage door facilitates easy access for vehicles and equipment, enhancing the functionality of the shop area.



Ample Parking and Fenced Compound: The property includes substantial parking space behind the shop, ensuring convenience for employees and customers. Additionally, a fenced compound offers security and extra storage space.

Investment Potential:  
This commercial building represents a sound investment opportunity with its strategic location, versatile space, and established tenants. Whether you're looking to diversify your portfolio or secure a business base, this property offers significant potential for growth and profitability. More photos of the leased space are available upon request.

Built in 1983

**Essential Information**

MLS® #	A2142312
Price	\$365,000
Bathrooms	0.00
Acres	0.00
Year Built	1983
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information**

Address	5110 50 Avenue
Subdivision	Provost
City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B3S0

**Interior**

Heating	Boiler, In Floor, Overhead Heater(s), Natural Gas
Cooling	Central Air

**Exterior**

Roof	Metal
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 18th, 2024
Days on Market	450
Zoning	C2

**Listing Details**

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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