

# \$97,250 - 4932 50 Street, Lougheed

MLS® #A2255672

**\$97,250**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

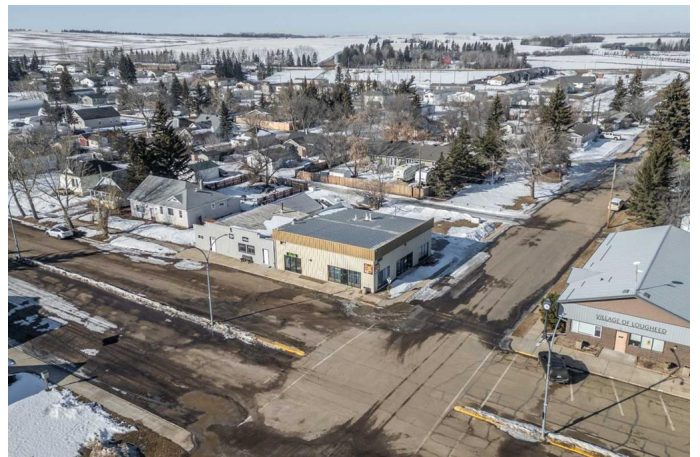
Lougheed, Lougheed, Alberta

This unique and versatile commercial property offers a fantastic opportunity for investors, business owners, or developers. Situated on a 50' x 120' lot, the 2500 square foot building features a diverse mix of income generating spaces, including a fully operational laundromat, a mechanical bay (previously a wash bay), a cafe space, and upper level living quarters. The laundromat has an established customer base with multiple washers and dryers. The mechanical bay (Former Wash Bay) has a high ceiling bay with overhead door. Ideal for auto repair, detailing, or light industrial use. Could easily convert back to a wash bay. The cafe space has a charming cafe setup with seating area for 35 patrons, kitchen space for food prep and a dry storage area with delivery door. Potential for coffee shop, deli, or take out restaurant. The upper level living quarters has 2 spacious bedrooms each with their own baths and a bonus room for entertaining. This is perfect for an owner/operator or rental income. There is ample parking in a prime location on main street with multiple revenue streams. Add this commercial property to your portfolio.

Built in 1981

## Essential Information

|        |          |
|--------|----------|
| MLS® # | A2255672 |
| Price  | \$97,250 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1981       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4932 50 Street   |
| Subdivision | Lougheed         |
| City        | Lougheed         |
| County      | Flagstaff County |
| Province    | Alberta          |
| Postal Code | T0B 2V0          |

### Interior

|         |            |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Corner Lot, Street Lighting |
| Roof            | Metal                       |
| Foundation      | Slab                        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 60                   |
| Zoning         | C                    |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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