# \$399,000 - 5015 47 Avenue, Rycroft

MLS® #A2125961

#### \$399,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.55 Acres

NONE, Rycroft, Alberta

Prime opportunity & quick possession possible! For sale is this corner, 3 lots, covering 0.55 acres (198' x 120') with 50' x 80' metal clad commercial building.

There is a massive 60' x 85' concrete pad in front of the 14' x 12' overhead doors (new in 2018) leading into 3 bays, which are 50' long and could accommodate large buses or big trucks. Each bay can also be separated by rubberized curtains and there are exhaust fans & hoses for venting vehicles as well as a big BBQ rangehood when it comes time to feed the crew.

The 3,000 square foot main level also has storage/parts room, overhead natural gas heaters, floor drain with sump, hot water pressure washer system plumbed to 2 sides of the shop and air compressor with retractable hoses plumbed through the whole shop. There is also a half bathroom, washer for coveralls, and all cabinets & workbenches are included.

Upstairs, there is a 1,000 sq.ft. furnished, 1 bedroom apartment with kitchen, huge bathroom with own laundry and 2 access doors from either the outside or inside of the shop. Bedroom is huge at approximately 16' x 19'.

Outside, there is a row of exterior plug-ins for vehicles running along the fence line. Main gate has a power remote and there is secure fencing around yard. There is also a 8' x 16' exterior shed for cold storage, which would be great spot for extra tires.







If you don't need the full yard, there is ample space to rent out for R.V. storage or mini storage, for additional revenue stream. Contact a REALTOR® today for more information or to schedule a viewing.

Built in 1973

#### **Essential Information**

MLS® # A2125961
Price \$399,000

Bathrooms 0.00 Acres 0.55 Year Built 1973

Type Commercial
Sub-Type Mixed Use

Status Active

### **Community Information**

Address 5015 47 Avenue

Subdivision NONE City Rycroft

County Spirit River No. 133, M.D. of

Province Alberta
Postal Code T0H 3A0

Interior

Heating Forced Air, Natural Gas

**Exterior** 

Lot Description Corner Lot, See Remarks

Roof Metal

Construction Metal Siding, See Remarks

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 27th, 2024

Days on Market 527

Zoning COMM

## **Listing Details**

Listing Office Royal LePage - The Realty Group

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.