

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

MLS® #A2125961

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.55 Acres

NONE, Rycroft, Alberta

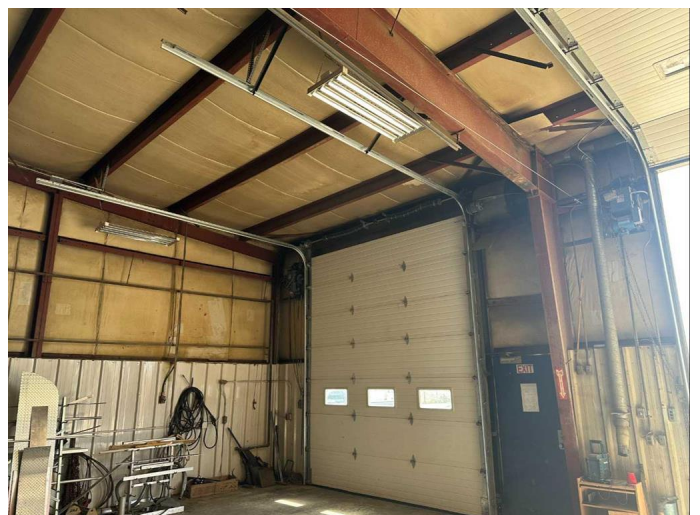
Prime opportunity & quick possession possible! For sale is this corner, 3 lots, covering 0.55 acres (198' x 120') with 50' x 80' metal clad commercial building.

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
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### 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	291
Zoning	COMM

## Listing Details

Listing Office          Royal LePage - The Realty Group

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