



GRASSROOTS
REALTY GROUP

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5209 49A Avenue
Bentley, Alberta

MLS # A2221950



\$465,000

Division: NONE

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,049 sq.ft.

Zoning: I2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Fridge, Stove, Dishwasher Microwave Hood Fan, Storage Shed

Prime Office Building in Downtown Bentley & 4,046 SF Exceptional opportunity to own a well-maintained commercial office building in the heart of Bentley. This 4,046 sq ft building features 7 spacious offices, a dedicated meeting room, print room, and a large kitchen/staff area. Designed for functionality, the property also includes 4 washrooms, a patio with BBQ area for team gatherings, and a basement crawl space for additional storage. Efficiently serviced with 2 furnaces and 2 hot water tanks, this space is ideal for professional or administrative users seeking a central location with ample room for growth.