



GRASSROOTS
REALTY GROUP

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5115 50 Avenue
Caroline, Alberta

MLS # A2290448



\$399,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,250 sq.ft.
Zoning:	HC

Heating:	Forced Air	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Satellite In
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	0.14 Acre
Sewer:	Public Sewer	Lot Feat:	Back Lane
Inclusions:	work benches, lockers, office furniture, beds, appliances-all as is		

Commercial building on main street in Caroline. Lots of opportunity here with the front being all retail space and windows visible to main street. The back of the building houses 3 big bays 17X59, 12X43, 19X34 with over head doors being 12 and 14 feet. This building has a mezzanine (45X50) with room for storage, office space and accommodations. The front half is currently set-up as office space, kitchen and washroom. Beautiful updated board-room or office space with gas fireplace is an ideal space. In the loft area there is a bedroom space, 3 office spaces and 2 lounging areas. Some recent improvements include; paint, laminate flooring, furnace, a/c, electrical panel, updated washrooms (3-pce. w. shower & 2-pce.), sound proof insulation above the board room. Lots of room for many types of businesses. The building was used for a delivery business and mechanics shop.