



GRASSROOTS
REALTY GROUP

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5022 50 Avenue
Lougheed, Alberta

MLS # A2317057



\$660,000

Division: Lougheed

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,600 sq.ft.

Zoning: C-2 - Highway Commercial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Industrial building zoned C-2 Highway Commercial offering exceptional space, functionality, and flexibility for a wide range of commercial operations. This impressive 9,600 sq. ft. building sits on a 160' x 145' lot and features steel-frame construction with a durable metal exterior. The main floor boasts full concrete flooring throughout, complemented by a 145' x 25' concrete pad at the rear of the building and a 25' concrete walkway leading to the main reception area. Inside you'll find a welcoming reception area, kitchen/boardroom, washrooms, laundry area, workshop space, and ample storage. The upper level offers four private offices, a bathroom, and additional office space that can be configured to suit your business needs. A 28' x 12' mezzanine provides further storage or workspace options. Designed with industrial users in mind, the building features bay doors measuring just under 18 feet in height, making it well-suited for truck storage, equipment, and fleet operations. Three overhead heaters help maintain a comfortable working environment year-round. Building dimensions are 80' x 120', with an overall height of 19'8" and a peak height of 25'9". This is a rare opportunity to acquire a substantial commercial property with excellent infrastructure already in place.