



GRASSROOTS
REALTY GROUP

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5009 50
Valleyview, Alberta

MLS # A2317521



\$149,900

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 1,940 sq.ft.
Zoning: mixed use

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: Metal	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: Fridge . stove , dishwasher, microwave , washer, dryer	

Live Where You Work — A Rare Mixed-Use Opportunity in the Heart of Valley View For the ambitious entrepreneur, this well-maintained mixed-use property offers something truly hard to find: the freedom to run your business and come home — without ever leaving the building. Featuring a street-front retail or office space paired with a private residential unit in the rear, this property is designed for the self-employed individual who values efficiency, flexibility, and smart financial decisions. Why This Property Works for You No Commute. More Time. More Focus. Step out of your front door and straight into your business. Eliminate commute costs and reclaim hours in your day — because your time is your most valuable asset. Built-In Cost Savings Consolidating your living and working expenses under one roof means lower overhead, reduced operating costs, and potential tax advantages from business-use-of-home deductions. A Storefront That Makes an Impression The retail-facing space gives your business immediate street presence and curb appeal — putting your products or services directly in front of foot traffic without the premium price tag of a commercial-only lease. Room to Grow Whether you need to expand your workspace, adapt your layout, or diversify your offerings, this property's flexible footprint grows with your business. A Location That Works as Hard as You Do Positioned in the heart of Valley View with strong visibility, proximity to neighbouring businesses, and a built-in residential community nearby — your customer base is already at your doorstep. Bonus Flexibility for Investors The long-standing commercial tenant is happy to stay, offering immediate rental income from day one. Choose to occupy the residential unit yourself, lease it out, or hold both portions as a fully tenanted income

property. The choice is yours. This is a rare find — mixed-use properties like this don't last long. Ready to make your move? Call your favourite REALTOR® today to book a private showing.