



5116 50 Street
Provost, Alberta

MLS # A2324688



\$97,000

Division:	Provost
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,908 sq.ft.
Zoning:	C1

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	-
Roof:	Metal
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	na

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.07 Acre
Lot Feat:	-

Mixed-Use Commercial Property in Provost, Alberta This older mixed-use commercial property offers a combination of retail, office, and residential space, with some renovations completed over the years. The front area is currently set up as a salon/barber shop or retail space, providing a functional commercial footprint for a small business or service-based tenant. The middle section of the building includes 3 private offices, a sitting area, and a washroom. Two of the offices are currently vacant, which may provide an opportunity for additional rental income if leased. At the rear of the building is a 1-bedroom, 1-bath residential suite with a kitchen, living room, and front/rear access. The suite adds another potential income source or flexible-use area within the property. Updates include a new roof in 2020, flooring updates in 2017, and kitchen and bathroom renovations in the residential suite completed around 2014/2015. Financial Performance — January 1 to June 30, 2026 Based on the information provided, the property has generated the following year-to-date numbers: Gross rental income, 6 months: \$8,340.00 Operating expenses, taxes and utilities: \$3,986.07 Net operating income, 6 months: \$4,353.93 Annualized projected NOI: \$8,707.86 Located in Provost, Alberta, this property may be suitable for a buyer looking for an older mixed-use building with existing rental income, completed updates, and the potential to improve revenue through vacant office lease-up.