



GRASSROOTS
REALTY GROUP

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5056 50 Street
Innisfail, Alberta

MLS # A2330005



\$410,000

Division: Downtown Innisfail

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,357 sq.ft.

Zoning: CB

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.06 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Rare fully-occupied investment offering in downtown Innisfail. This 2,357 SF freestanding building sits on a high-visibility corner lot at the west entrance to town on Main Street, with three-sided signage exposure. Occupied by the Alberta Government under a licence agreement generating \$32,400/year (7.9% cap rate at asking), with scheduled increases to \$34,800/year by 2028/29. Property tax partially exempt while government-occupied, keeping carrying costs low for ownership. Recent capital investment includes ~\$100,000 in renovations and two HVAC units being replaced new ahead of listing, removing near-term capital risk for a new owner. A low-maintenance, essential-service tenant hold, priced to reflect current small-town Alberta cap rates.