



**5104 48 Street
Provost, Alberta**

MLS # A2201710



\$280,000

Division:	Provost
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,544 sq.ft.
Zoning:	C2

Heating: Electric, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Refrigerator, Stove, Window Coverings, Washer, Dryer, Gazebo.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Ready and raring for your business ideas! This private, fully fenced, renovated property offers many business options for the next owner! Whether it's a daycare, games room, event venue for celebrations, wedding, showers, birthdays, concerts, flea market, fitness space for yoga, pilates, rock climbing, 2nd hand store, office variety, or general retail ideas....whew! Inside, the entry is spacious and provides an option to go up or down. With either choice, you'll discover generous open concept spaces. Head upstairs to find a large open area, complete with separated laundry area, washrooms (3 toilets/2 sinks) and additional storage space areas. Downstairs is complete with handy kitchen space, 2 toilet areas, additional large open space with 2 separate rooms for storage or offices! Step outside on the west end, and you'll find a fantastic space for outdoor gatherings, c/w large 40' X 40' deck, playground space or whatever your heart desires! There is also a 12' X 12' attached storage shed with basement access, and supplemental fenced storage space for the extra equipment your business might have! Book your showing today with your favourite realtor!