

# \$79,900 - 5011 50 Avenue, Valleyview

MLS® #A2180485

**\$79,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Valleyview, Alberta

**\*\*\*MAJOR PRICE DROP\*\*\*** Situated in the heart of Downtown Valleyview, this versatile property offers unparalleled visibility and access. With a total space of 1938 squarefeet, it is adaptable for retail, office, or store usage, catering to various business needs. Benefit from prime storefront exposure, and amenities of the downtown core. Renovations include a newer roof, furnace and flooring. There are ample nearby parking options. Additionally, this property sits on a large lot that spans 127 x 50 feet with extra parking or room for expansion in the back, providing flexibility for future growth. Valleyview, a great alternative to the expensive Grande Prairie market, presents an exceptional opportunity to thrive in Downtown Valleyview's commercial landscape. Ideal for retail boutiques, upscale offices, childcare facilities, yoga studio or trendy stores, this property is your gateway to success. Contact your favorite commercial Realtor to schedule a viewing and secure your spot today!

Built in 1953

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2180485 |
| Price      | \$79,900 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1953     |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Retail     |
| Status   | Active     |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5011 50 Avenue            |
| Subdivision | NONE                      |
| City        | Valleyview                |
| County      | Greenview No. 16, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 3N0                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 28th, 2024 |
| Days on Market | 160                 |
| Zoning         | C1                  |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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