

# \$34,900 - 4902 50 Avenue, Castor

MLS® #CA0083787

**\$34,900**

0 Bedroom, 0.00 Bathroom, 2,376 sqft  
Commercial on 0.20 Acres

NONE, Castor, Alberta

Looking for a source of income from your investment? Look no further. Located on main street Castor, this 2376 sq.ft. building built in 1945, sits on three corner lots. There are presently three long term renters utilizing the building, which has had some flooring, doors and windows replaced recently, as well as a new boiler and hot water tank six years ago. There is room for more renters with the larger portion of the building for rent. The rental spaces vary in size with ample phone lines and high speed internet available in the building. Downstairs has all the heating and water tank as well as the central vac. The exterior is stucco and the roof is sloped, covered with tar, tin and rubber seal. Sellers have maintained the building throughout the years and are motivated to find the right buyers. Don't let the downturn of the economy keep you from thinking about your future income.

Built in 1945



## Essential Information

MLS® #	CA0083787
Price	\$34,900
Bathrooms	0.00
Square Footage	2,376
Acres	0.20
Year Built	1945
Type	Commercial

Sub-Type	Office
Status	Active

### Community Information

Address	4902 50 Avenue
Subdivision	NONE
City	Castor
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C 0X0

### Amenities

Utilities	Natural Gas Available, Garbage Collection, High Speed Internet Available, Phone Available
-----------	---

### Interior

Heating	Boiler
Has Basement	Yes
Basement	Partial

### Exterior

Roof	Mixed
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 26th, 2016
Days on Market	3418
Zoning	C1

### Listing Details

Listing Office	Sutton Landmark Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.