

# \$399,000 - 5015 47 Avenue, Rycroft

MLS® #A2125961

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.55 Acres

NONE, Rycroft, Alberta

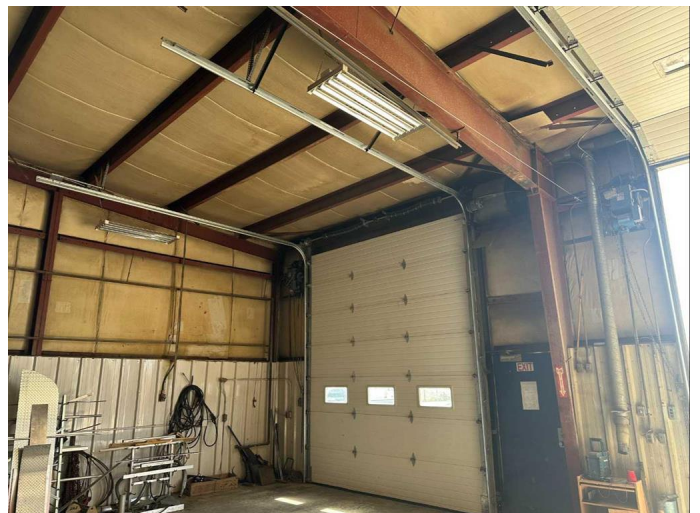
Prime opportunity & quick possession possible! For sale is this corner, 3 lots, covering 0.55 acres (198' x 120') with 50' x 80' metal clad commercial building.

There is a massive 60' x 85' concrete pad in front of the 14' x 12' overhead doors (new in 2018) leading into 3 bays, which are 50' long and could accommodate large buses or big trucks. Each bay can also be separated by rubberized curtains and there are exhaust fans & hoses for venting vehicles as well as a big BBQ rangehood when it comes time to feed the crew.

The 3,000 square foot main level also has storage/parts room, overhead natural gas heaters, floor drain with sump, hot water pressure washer system plumbed to 2 sides of the shop and air compressor with retractable hoses plumbed through the whole shop. There is also a half bathroom, washer for coveralls, and all cabinets & workbenches are included.

Upstairs, there is a 1,000 sq.ft. furnished, 1 bedroom apartment with kitchen, huge bathroom with own laundry and 2 access doors from either the outside or inside of the shop. Bedroom is huge at approximately 16' x 19'.

Outside, there is a row of exterior plug-ins for vehicles running along the fence line. Main gate has a power remote and there is secure fencing around yard. There is also a 8' x 16' exterior shed for cold storage, which would be great spot for extra tires.



If you donâ€™t need the full yard, there is ample space to rent out for R.V. storage or mini storage, for additional revenue stream. Contact a REALTOR® today for more information or to schedule a viewing.

Built in 1973

**Essential Information**

MLS® #	A2125961
Price	\$399,000
Bathrooms	0.00
Acres	0.55
Year Built	1973
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information**

Address	5015 47 Avenue
Subdivision	NONE
City	Rycroft
County	Spirit River No. 133, M.D. of
Province	Alberta
Postal Code	T0H 3A0

**Interior**

Heating	Forced Air, Natural Gas
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**Exterior**

Lot Description	Corner Lot, See Remarks
Roof	Metal
Construction	Metal Siding, See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 27th, 2024
Days on Market	450
Zoning	COMM

**Listing Details**

Listing Office                  Royal LePage - The Realty Group

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