

# \$440,000 - 4901 51 Street, Rimbey

MLS® #A2215818

**\$440,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.10 Acres

NONE, Rimbey, Alberta

Commercial Building in Rimbey for sale. Fully leased to a single tenant - Insurance Company. Building is approx. 3,492 sq. ft. with many recent upgrades including 2 new roof top units just installed. 11 offices, large reception/waiting area, staff room, washroom & filing/storage rooms. Nice clean building with excellent tenant showing an approx. 7.78% return. Lots of upside when the lease is renewed. Recent Appraisal on file.

Built in 1996

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2215818   |
| Price      | \$440,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.10       |
| Year Built | 1996       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 4901 51 Street |
| Subdivision | NONE           |
| City        | Rimbey         |
| County      | Ponoka County  |
| Province    | Alberta        |
| Postal Code | T0C 2J0        |



**Interior**

|         |                      |
|---------|----------------------|
| Heating | Central, Natural Gas |
| Cooling | Central Air          |

**Exterior**

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 2                |
| Zoning         | C1               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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