



## 5223 50 Street Tofield AB

\$599,000

"Fully Rented with 10% plus Cap Rate" Mix use Retail / 5 Commercial bays on main floor and 5 Residential suites on second floor. All 5 Commercial on Main Floor and all 5 Residential units on second floor are leased. Approximately 6400 Sq ft on both floors. All units have their own separate meters. Very good investment property with 10% plus Cap rate and long time tenants. Very close to Edmonton approximately 40 minutes & Sherwood Park AB approximately 20 minutes. Building insurance \$321/month Roof changed in 2013. Boiler changed in 2017. Hot water tank changed in 2020.

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited

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