



4705 47 Avenue Rural Lac Ste. Anne County AB

\$1,750,000

Amazing investment opportunity in the growing community of Alberta Beach!!! At just over a 5% cap rate, this is a deal hard to pass up! This mixed use building features commercial suites on the bottom level with 4 residential units on the upper level. The residential units each also include a garage space as well. Built in 2014 the main building is around 9200 sq ft. The main floor consists of 2 commercial bays. Currently a 2719 sq ft pharmacy and a 1512 sq ft additional bay. Upper level is 4 suites. Each suite is just over 1000 sq ft and feature 2 bedrooms and 2 bathrooms. There is an elevator as well. 4 bay garage; each unit is 640 sq ft with heat. Leases are currently in place for the large commercial bay and all residential suites. Amazing location on the main access into Alberta Beach. Just 35 minutes from west Edmonton!

Listing Presented By:



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