



## 4928 50 Street Lougheed AB

\$44,900

This versatile Multi-use building offers an incredible opportunity for investors or business owners looking for a prime location to set up shop in the town of Lougheed, Flag Staff County. Situated in the city centre, this building boasts a highly desirable location with easy access to major transportation routes, including Highway 13 & Canadian Pacific Railway. It's only steps away from town of Hardisty. Flexible layout, perfect for a variety of uses such as retail space, office space, yoga/dance studio or even community events. Building space of 2,990 sqft space sits on 2 lots totalling 40'x120'. The building has 1 large & 1 medium Flex space, Kitchen and service counter, washroom and a large garage space with overhead door. Scrambled parking on main street in front of the building as well as lots of parking in the back. Roofing: \$10,000 in repairs is already done, but needs repair still. Price has been adjusted accordingly. Building part built in 1930 & main structure built in 1966.

Listing Presented By:



Originally Listed by:  
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