



## 5034 50 Street Waskatenau AB

\$49,000

Thinking Of Owning Your Own Business? This 1 1/2 Storey building is located on the main street of Waskatenau, across the street from Canada Post and other business. Great potential with this character building & revenue possibilities. There is approx 1,833 sq ft and the inside is ready for your finishing touches. The property is approved as a mixed-use split residential & commercial. There is an approved floor plan & design for 2 units: One commercial storefront space with a 2pc bath & a 2 bedroom + den with a 4pc bathroom. Or redesign the space for another purpose. There is alley access and yard at the back. Excellent opportunity to invest in the Village of Waskatenau. Only 1 hr from Edmonton.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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