



## 4823 47 Avenue Evansburg AB

\$120,000

Discover a remarkable opportunity in the charming town of Evansburg! Just a few blocks from Grand Trunk's newly renovated high school, this versatile property boasts UND zoning, making it ideal for a variety of uses. Once home to a popular bottle depot, this well-constructed standalone building spans 2,040 square feet and sits on a 5,400 SF lot with rear alley access. Featuring a full bathroom with a stand-up shower, a locked storage room, commercial high bay lighting, overhead warehouse door & additional side entrance, this space is ready for your vision—whether you wish to refresh the existing structure or start anew. With options for a new single family home, multi-family project, or community or recreational facility, the potential is limitless. Don't miss out on this prime location offered at a great price, available immediately!

Listing Presented By:



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