

5016 50 Street Eckville, AB T0m 0X0

Commercial
Active

A2014753

PD:

DOM: 13

LP: \$460,000.00

LR:

OP: \$460,000.00

Trans Type: For Sale
County: Lacombe County
Type: Retail
Bus Type:
Building Type: Retail
Subdivision: NONE
LINC#: [0016259087](#)
Legal Pln: 6117AQ

Title: Fee Simple
City: Eckville
SQFT: 9,620
Year Built: 1977
Business: No
Floors: 1
Buildings: 1
Lot: 1, 2 & 3



Zoning: C-1
Lot Size: 0.27 Ac
Exclusions: No
Reports: Floor Plans
Restrictions: None Known
Disclosure:
Ownership:
Possession: Immediate

Tax Amt: \$6,862.68
Tax Year: 2022
SRR: No

Leg Unit #:

12/07/2022 : NEW

Public Remarks: This 9620 sq. ft. prime retail property is located on a corner lot on the intersection of 50 St & 50 Ave. and is on .27 acres (11,700 sq. ft.) of land. Full municipal services including water, power, phone, sanitary sewer and natural gas service. The property is surrounded by commercial use properties, primarily retail and service/office use. Residential use property is located in close proximity. Town of Eckville lies west of Red Deer and Sylvan Lake with in the County of Lacombe . Eckville provide amenities & services to an extended rural population primarily on livestock and crop producing farms. Amenities include retail shops, professional offices, services, & public schools. Sylvan Lake, is a popular tourist destination and one of the most popular lakes in Central Alberta providing a whole range of year round water and recreational activities. Eckville is located on Highway 766 just north of Highway 11. The twinning of Highway 11 from Red Deer to Rocky Mountain House is well underway. Once this construction project is finished it will provide a gateway and viable alternative route from Central Alberta to British Columbia. The building has concrete grade beams and footings with a floating concrete slab floor. Building is metal frame construction with metal framed widows/ mullions, steel beams,& metal siding. Windows are double glazed units in aluminum frames. Floor layout is ideal for large retail sales. There is an unheated storage receiving area in the rear of the building. Building has a staff lunch room & two Bathrooms. Flooring is commercial grade laminate tile flooring. Power supply is 3 Phase 225 amps. Ceiling height is 12' at the peak. This listing is being administered for auction by VPIAuctions. Sale terms: "Sold as Is where is"; "all sales are final"; 10% non refundable deposit upon being declared high bidder. Bidding starts Tuesday January 31, 9:00 am ends approximately Friday February 3, 1:00 pm Visit Listing Brokerage website for details.

Property Information

Building Area: 9,620.00	Nearest Town:	Front Exp:
Footprint SF: 9,620	Foundation: Poured Concrete	Live Work:
Lot Size Dim: 90' X 130	Floor Thick:	Lot Depth: 130.00
Builder Name:	Roof: Metal	ASPARP:
Tax Assess Val: \$364,140	Tax Roll #:	Tax Not Yet Set:
Electric:	Cooling: Central Air	
Construct Type: Metal Frame		
Exclusions: none		
Heating: Forced Air, Natural Gas		
Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected		
Inclusions: none		
Fire Protection: Alarm - Automatic, Fire Extinguishers, Smoke Detectors		

Industrial Information

Yard Size:	# Grade Doors:	# Load Doors:	Clr Ceiling Ht: 12.00
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Office & Retail Information

Parking Information

Total Parking: 0	Energized: 0	Common: 0
Assigned: 0	Heated: 0	Parkade: 0
Parking Cost:	Designated: 0	Paved: 0
Add Parking: 0	Other Parking: Street	
Parking: 0		

Business Information

Complex Nm: Field Store	Lse Sub Lease:	Lease Type:
Owner Interest:		Employees PT:



Dennis Roszell - Broker
Virtual Property Inc.
#6, 7459 49 Ave. Red Deer, AB T4P 1N2
Phone: 403.350.1914

Private

Printed Date: 12/20/2022 2:11:26 PM

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