

RETAIL COMMERCIAL BUILDING  
TO BE SOLD By [VPIAuctions.com](http://VPIAuctions.com)  
Starts Jan. 31  
Closes Feb. 3



Eckville Commercial Building  
5016 50 Street Eckville AB

**SUGGESTED RETAIL PRICE: \$460,000**



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# PROPERTY SUMMARY

5016 50 STREET



## Property Summary

Price:	\$460,000
Building SF:	9,620
Lot Size:	11,700 SF
Year Built:	1977
Taxes	\$6,862.68/2022
Zoning:	C 1

## Property Overview

The property is located on a Corner Lot located on the intersection of 50 Street and 50 Avenue. Full municipal services including water, power, phone, sanitary sewer and natural gas service are available and connected to the building. The property is surrounded by other commercial use properties, primarily retail and service/office use. Residential use property is located in close proximity.

## Location Overview

The Town of Eckville is situated in the central region of Alberta, The Town lies west of the City of Red deer within the Municipal District of Lacombe County. Eckville provides amenities and services to an extended rural population primarily on livestock and crop producing farms. Amenities include retail shops, professional offices, services, and public schools. Eckville is also in close proximity to Sylvan Lake to the east a popular destination for tourists from around Alberta Eckville is located on Highway 766 and is just north of Highway 11.

# PROPERTY DESCRIPTION

5016 50 STREET

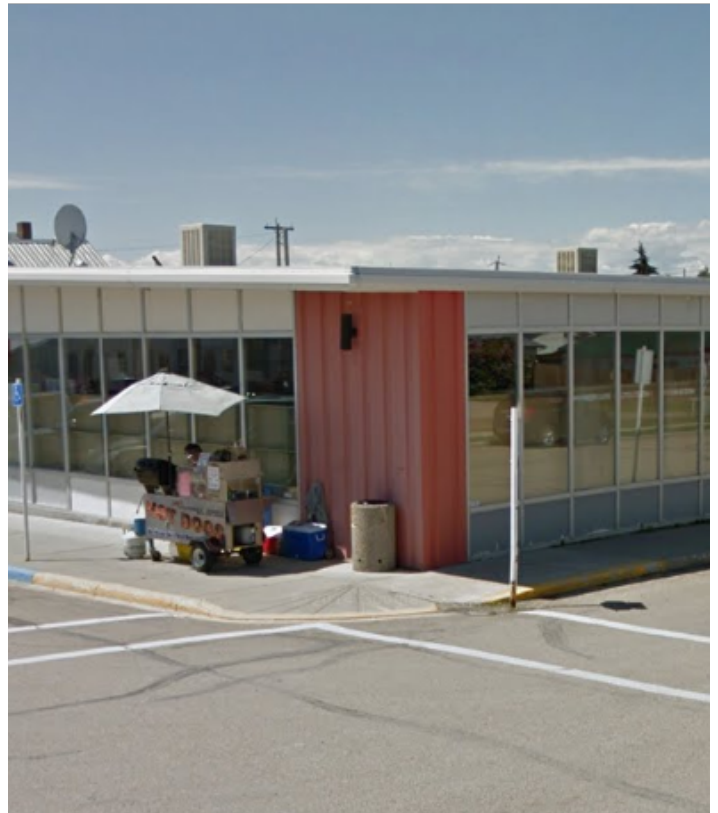


## 5016 50 St Eckville Commercial Building

The property is a 0.27 acre lot that is developed with a 1977 build freestanding retail building. The building is 8,100 sq. ft., more or less, of serviced retail and staff area, and 1,520 sq. ft., more or less, of loading bay cold storage area giving a total area of 9,620 sq. ft. The Building has Concrete grade beams and footings. and a floating concrete floor slab. It is steel frame construction. Metal framed windows/mullions, steel beams, metal siding. The window are double glazed units in aluminum frames. The building is mostly open retail space. There is an unheated storage/receiving area in the rear of the building. There is a staff lunchroom and two 2 piece bathrooms. Flooring is commercial grade laminate tile flooring. Three phase service rated for 225 amps. Ceiling height is approximate 12 foot interior height at peak.

# PROPERTY PHOTOS

5016 50 STREET



VPI AUCTIONS INC.  
Bay 6, 7459 Ave.  
Red Deer, AB T4N 1N2



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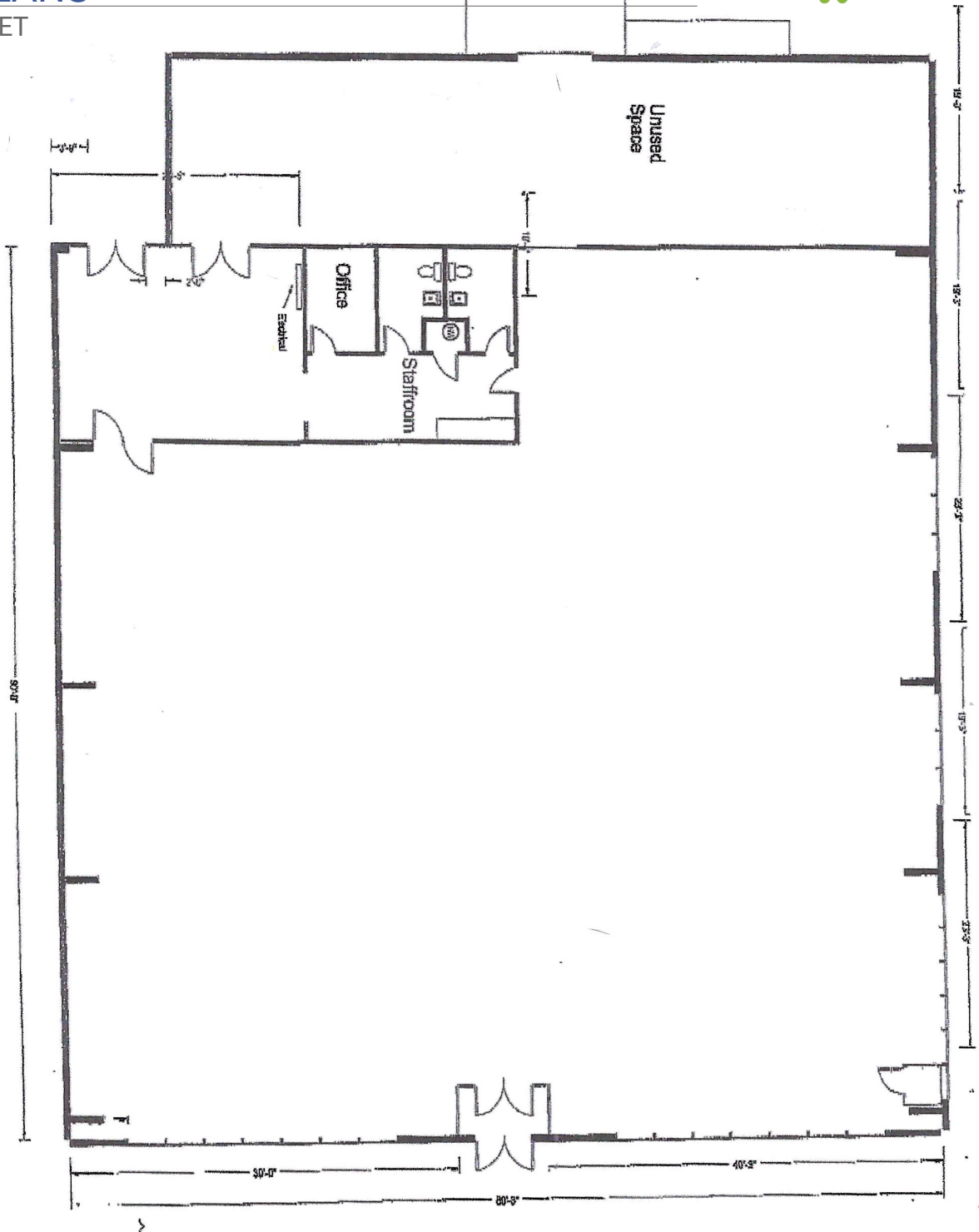
C: 403 350 1914

dr@virtualpropertyinc.com

Bay 6, 7459 49 Avenue, Red Deer, Canada

# FLOOR PLANS

5016 50 STREET



5016 50 St. Eckville  
Floor Plans  
9620 Sq. Ft.  
All Measurements are approximate and not to scale

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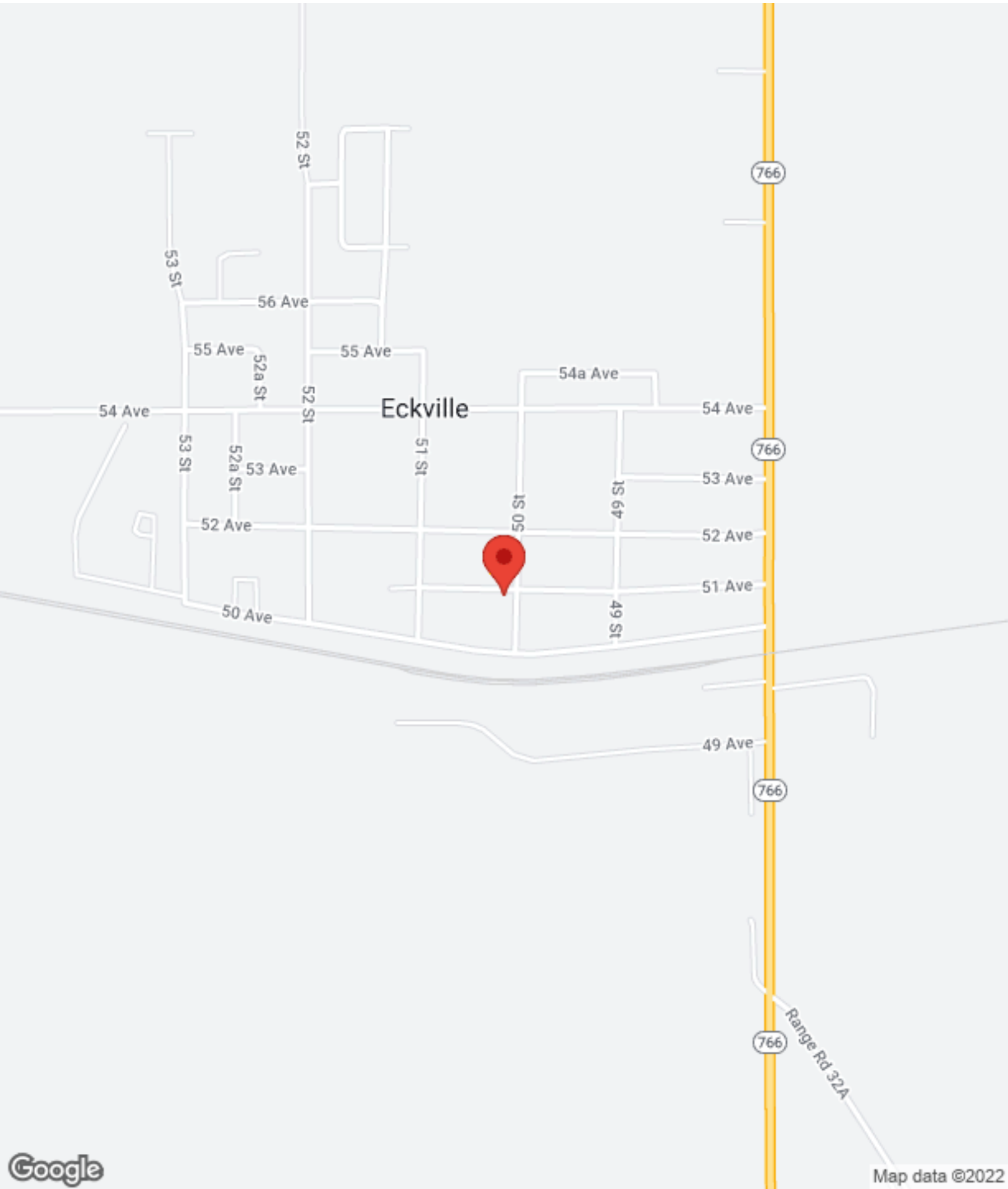


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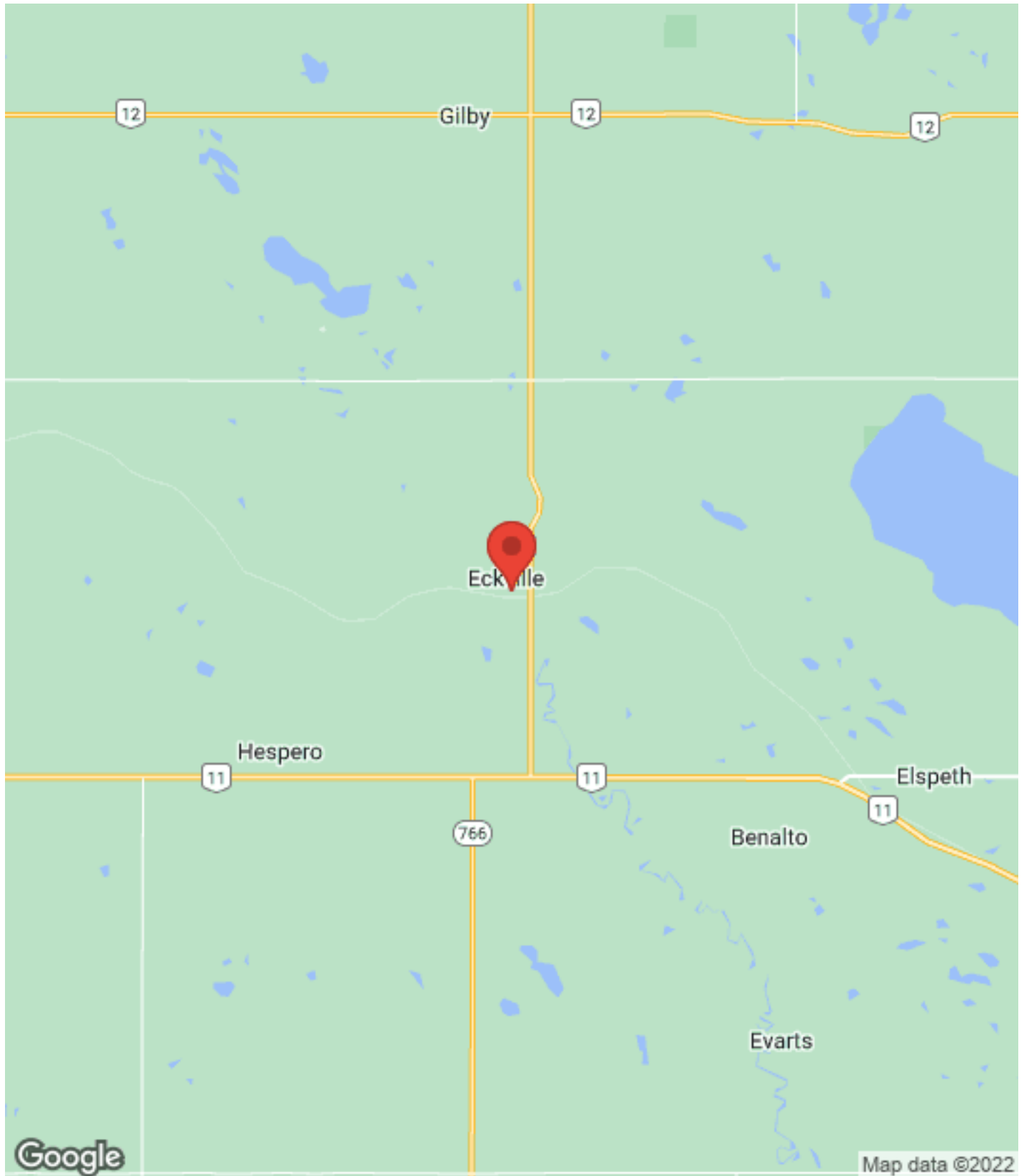
# BUSINESS MAP

5016 50 STREET



# REGIONAL MAP

5016 50 STREET



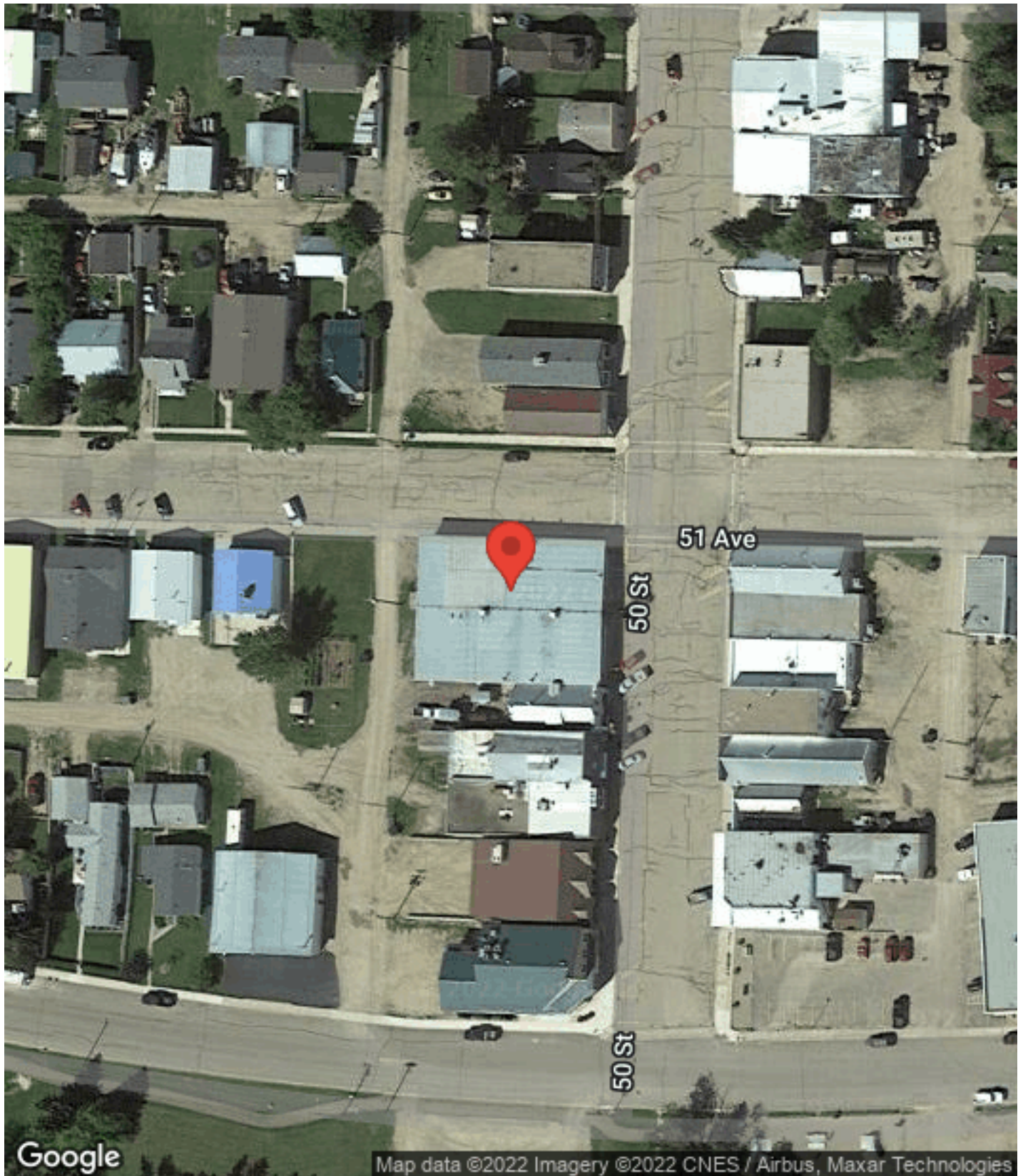
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# AERIAL MAP

5016 50 STREET



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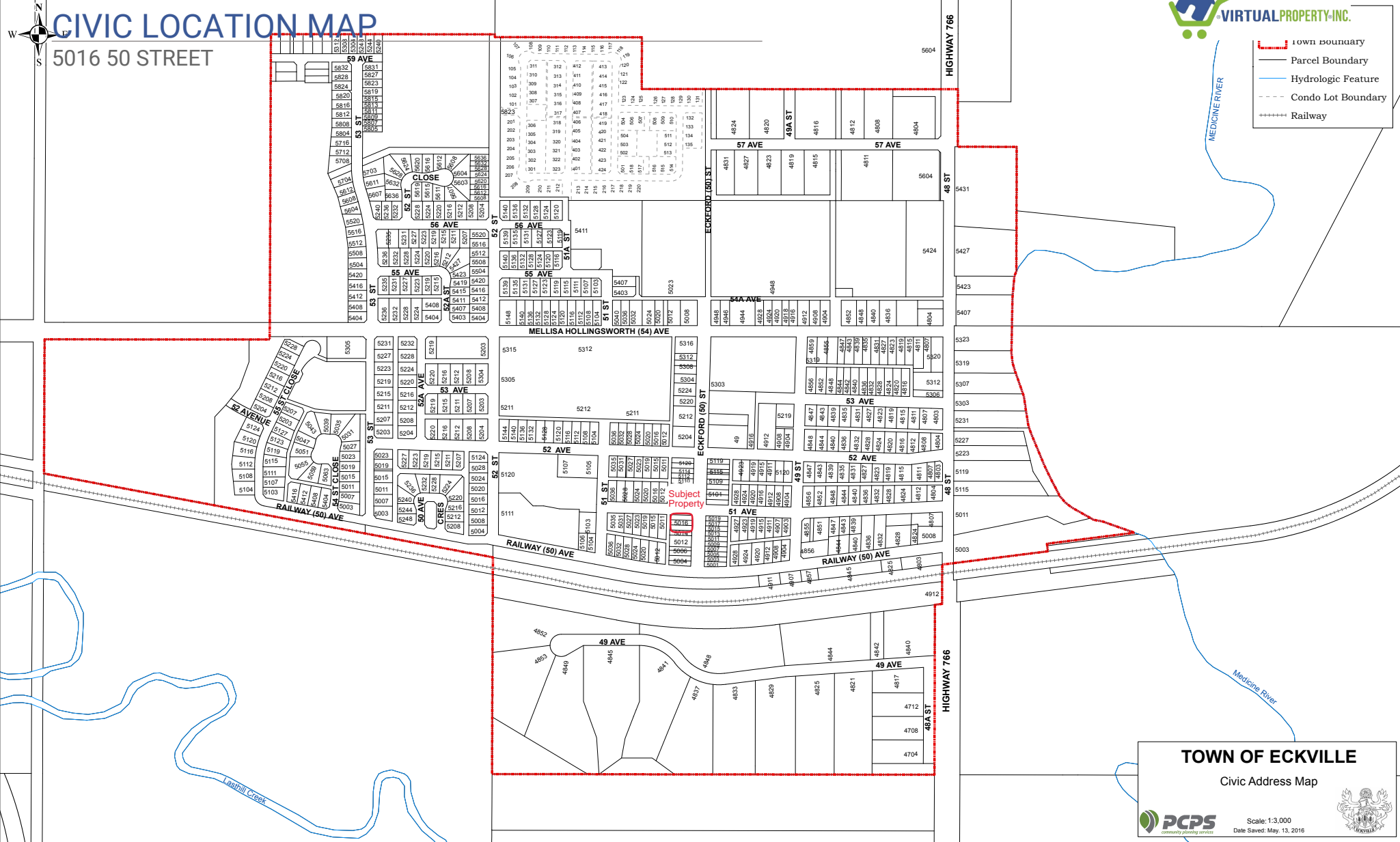
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# CIVIC LOCATION MAP

## 5016 50 STREET



- Town boundary
- Parcel Boundary
- Hydrologic Feature
- Condo Lot Boundary
- Railway

Subject Property

### TOWN OF ECKVILLE

Civic Address Map

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IF WE CAN HELP ANSWER ANY OF YOUR QUESTIONS OUR CONTACT  
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