

\$95,000 - 4932 50 Street, Lougheed

MLS® #A2200132

\$95,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Lougheed, Lougheed, Alberta

This unique and versatile commercial property offers a fantastic opportunity for investors, business owners, or developers. Situated on a 50â€™™ x 120â€™™ lot, the 2500 square foot building features a diverse mix of income generating spaces, including a fully operational laundromat, a mechanical bay (previously a wash bay), a cafe space, and upper level living quarters. The laundromat has an established customer base with multiple washers and dryers. The mechanical bay (Former Wash Bay) has a high ceiling bay with overhead door. Ideal for auto repair, detailing, or light industrial use. Could easily convert back to a wash bay. The cafe space has a charming cafe setup with seating area for 35 patrons, kitchen space for food prep and a dry storage area with delivery door. Potential for coffee shop, deli, or take out restaurant. The upper level living quarters has 2 spacious bedrooms each with their own baths and a bonus room for entertaining. This is perfect for a owner/operator or rental income. There is ample parking in a prime location on main street with multiple revenue streams. Add this commercial property to your portfolio.

Built in 1981

Essential Information

| | |
|--------|----------|
| MLS® # | A2200132 |
| Price | \$95,000 |



| | |
|------------|------------|
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4932 50 Street |
| Subdivision | Lougheed |
| City | Lougheed |
| County | Flagstaff County |
| Province | Alberta |
| Postal Code | T0B 2V0 |

Interior

| | |
|---------|------------|
| Heating | Forced Air |
|---------|------------|

Exterior

| | |
|-----------------|-----------------------------|
| Lot Description | Street Lighting, Corner Lot |
| Roof | Metal |
| Foundation | Slab |

Additional Information

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|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 48 |
| Zoning | C |

Listing Details

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|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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