

# \$380,000 - 4902 50 Street, Valleyview

MLS® #A2254683

**\$380,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

NONE, Valleyview, Alberta

Two turnkey and established business operations with high quality 2-bedroom living quarters and a double-detached garage all located on-site. This property provides multiple revenue streams with the bonus of a place to live! You can take it all over, or lease out each space, or put your own business venture within.

The laundromat is well established and has been a staple in the community for many years. There are 10 washing machines (4- 4\$ washers, 2-6\$ washers and 2-8\$ washers) and 10 dryers, with custom laundry services provided.

If you are interested in continuing with the "Pet and Livestock Supply"™ business, the equipment, fixtures and stock can be purchased as well. Or you can put your own business within that space. The property can be easily configured to best meet your needs. The building also contains a rear 2-bedroom residence which must be seen to be appreciated. The residence was renovated +/-10 years prior and contains beautiful cabinetry and fixtures. A garage is also available for personal use or business storage. So much potential: take it over and live comfortably on-site or tweak it and take what is there and make it your own - you decide!

Built in 1975

## Essential Information



MLS® #	A2254683
Price	\$380,000
Bathrooms	0.00
Acres	0.16
Year Built	1975
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	4902 50 Street
Subdivision	NONE
City	Valleyview
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0H 3N0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2

### **Interior**

Heating	Forced Air, Natural Gas
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### **Exterior**

Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	17
Zoning	CD - Downtown Commercial

### **Listing Details**

Listing Office	Royal LePage Redwillo Realty
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