\$395,000 - 4303 And 4301 49 Street, Innisfail

MLS® #A2257752

\$395,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.41 Acres

Eastgate, Innisfail, Alberta

Multiple uses for this Great Stand Alone Concrete block Building with 1820 +/- sq.ft. of floor space . HWY-C zoning . The ability to Expand at this location is Exceptional as it includes TWO LOTS (separate titles) which gives you around 17990 sq.ft of space to expand the building or outdoor storage. This solid concrete building with metal roof is also low maintenance. The Building interior is bright, good amount of windows, and has a fairly open design, should be easy to open up more or create more rooms. It was a daycare and a Salon in the past. There are Laundry hook ups, numerous water lines and drain connections. Floor is concrete, has two bathrooms, plus another sink at the back . A portion of the back of the building was a garage, it was turned in to another office but looks like it would be easy to put a garage door back in. High efficient furnace, Central Air conditioning, large Hot water tank, large electrical panel.

Great location, as its easy to find, being just behind the CO-OP mall and in view of a few well known restaurants (A&W, MacDonald's) with very easy access to Highway 2A as well as the QE II. Advertising to traffic on 2A is possible. No problem with parking, lots of space in front, beside and behind the building and the second lot is totally open. Quick possession, get in and start running your business before the snow flies.





Essential Information

MLS® # A2257752 Price \$395,000

Bathrooms 0.00 Acres 0.41 Year Built 1979

Type Commercial Sub-Type Mixed Use

Status Active

Community Information

Address 4303 And 4301 49 Street

Subdivision Eastgate
City Innisfail

County Red Deer County

Province Alberta
Postal Code T4G 1S6

Amenities

Parking Spaces 15

Interior

Heating High Efficiency, In Floor, Forced Air, Natural Gas

Cooling Central Air

Exterior

Lot Description Irregular Lot, Landscaped

Roof Metal

Construction See Remarks

Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2025

Days on Market 49

Zoning HWY-C

Listing Details

Listing Office Century 21 Advantage

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