

## \$49,000 - 5034 50 Street, Waskatenau

MLS® #E4341725

**\$49,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Waskatenau, Waskatenau, AB

Thinking Of Owning Your Own Business? This 1 1/2 Storey building is located on the main street of Waskatenau. Across the street is the Canada Post and other business. Great potential with this character building & revenue possibilities. Its approx 1,833 sq ft and the inside is ready for your finishing touches. Metal roof, New joists & floor deck. A new concrete drainage channel on the south exterior wall. Roughed in plumbing up to floor level. The property is approved as a mixed-use split residential & commercial! Plus there is an approved floor plan & design for 2 units: One commercial storefront space with a 2pc bath & a 2 bedroom + den with a 4pc bathroom. Or redesign the space for another purpose. There is alley access and yard at the back. Lot Size is 33 1/3ft x 125ft. Excellent opportunity to invest in the Village of Waskatenau. Only 1 hr North of Edmonton.

Built in 1943

### Essential Information

MLS® #	E4341725
Price	\$49,000
Bathrooms	0.00
Acres	0.00
Year Built	1943
Type	Retail



Status Active

## Community Information

Address 5034 50 Street

Area Waskatenau

Subdivision Waskatenau

City Waskatenau

County ALBERTA

Province AB

Postal Code T0A 3P0

## Exterior

Exterior Wood Frame

Construction Wood Frame

## Additional Information

Date Listed May 19th, 2023

Days on Market 686

Zoning Zone 60

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Listing information last updated on April 4th, 2025 at 1:02pm MDT

