

# \$325,000 - 5116 51 Avenue, Meeting Creek

MLS® #A2204075

**\$325,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.69 Acres

Meeting Creek, Meeting Creek, Alberta

Welcome to Meeting Creek ... the "Hub of the Farming Community" just 1/2 hour south of Camrose. This 6240 sq ft building offers 3 mezzanines (providing lots of storage), 2 offices, 1.5 baths and also houses a local store ... and if possible, the renter who runs it, would love to stay on. You'll want to know that this building has 8" walls, 18' ceiling height and offers a 18'Wx16'H overhead door. There are two 7,000 gallon tanks under the floor. The one on the East side of the building has had potable water in it, and the West one has rain water collected in it from eavestroughs around the perimeter of the building. Then the water is pumped into the 4000 gallon tank in the NW corner of the shop, is filtered and chlorinated for use in the building. There's in-floor heat as well as an overhead heater. Ample parking at the front of the building makes it perfect for customers. Bring your ideas to this neat property in Meeting Creek!

Built in 2003

## Essential Information

MLS® #	A2204075
Price	\$325,000
Bathrooms	0.00
Acres	0.69
Year Built	2003
Type	Commercial
Sub-Type	Warehouse



Status	Active
--------	--------

### Community Information

Address	5116 51 Avenue
Subdivision	Meeting Creek
City	Meeting Creek
County	Camrose County
Province	Alberta
Postal Code	T0B 2Z0

### Interior

Heating	Boiler, In Floor, Natural Gas
---------	-------------------------------

### Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Slab, Piling(s)

### Additional Information

Date Listed	March 20th, 2025
Days on Market	172
Zoning	Commercial

### Listing Details

Listing Office	RE/MAX Real Estate (Edmonton) Ltd.
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.