

\$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 . New Phase 1 environmental report is on file and New RPR will be ready in a week or so.



Built in 1979

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
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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	65
Zoning	HWY-C

Listing Details

Listing Office	Century 21 Advantage
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