

# \$454,000 - 5115 & 5117 50 Avenue, Caroline

MLS® #A2159764

**\$454,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Caroline, Alberta

Commercial building on main street in Caroline. Lots of opportunity here with the front being all retail space and windows visible to main street. The back of the building houses 3 big bays 17X59, 12X43, 19X34 with over head doors being 12 and 14 feet. This building has a mezzanine with room for storage, office space and accommodations. The front half is currently set-up as office space, kitchen and washroom. Beautiful updated board-room or office space with gas fireplace is an ideal space. In the loft area there is a bedroom space, 3 office spaces and 2 lounging areas. Some recent improvements include; paint, laminate flooring, furnace, a/c, electrical panel, updated washrooms (3-pce. w. shower & 2-pce.), sound proof insulation above the board room. Lots of room for many types of businesses. The building was used for a delivery business and mechanics shop.

Built in 1978

## Essential Information

MLS® #	A2159764
Price	\$454,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Warehouse
Status	Active



## Community Information

Address	5115 & 5117 50 Avenue
Subdivision	NONE
City	Caroline
County	Clearwater County
Province	Alberta
Postal Code	T0M 0M0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Not Available, Satellite Internet Available, Sewer Connected, Water Connected
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## Interior

Heating	Forced Air
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## Exterior

Lot Description	Back Lane
Roof	Metal
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	August 22nd, 2024
Days on Market	241
Zoning	Commercial

## Listing Details

Listing Office	Royal Lepage Tamarack Trail Realty
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