

\$95,000 - 4932 50 Street, Lougheed

MLS® #A2200132

\$95,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Lougheed, Lougheed, Alberta

This unique and versatile commercial property offers a fantastic opportunity for investors, business owners, or developers. Situated on a 50â€™™ x 120â€™™ lot, the 2500 square foot building features a diverse mix of income generating spaces, including a fully operational laundromat, a mechanical bay (previously a wash bay), a cafe space, and upper level living quarters. The laundromat has an established customer base with multiple washers and dryers. The mechanical bay (Former Wash Bay) has a high ceiling bay with overhead door. Ideal for auto repair, detailing, or light industrial use. Could easily convert back to a wash bay. The cafe space has a charming cafe setup with seating area for 35 patrons, kitchen space for food prep and a dry storage area with delivery door. Potential for coffee shop, deli, or take out restaurant. The upper level living quarters has 2 spacious bedrooms each with their own baths and a bonus room for entertaining. This is perfect for a owner/operator or rental income. There is ample parking in a prime location on main street with multiple revenue streams. Add this commercial property to your portfolio.

Built in 1981

Essential Information

MLS® #	A2200132
Price	\$95,000



Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4932 50 Street
Subdivision	Lougheed
City	Lougheed
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2V0

Interior

Heating	Forced Air
---------	------------

Exterior

Lot Description	Street Lighting, Corner Lot
Roof	Metal
Foundation	Slab

Additional Information

Date Listed	March 18th, 2025
Days on Market	64
Zoning	C

Listing Details

Listing Office	CIR Realty
----------------	------------

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.