

\$179,900 - 5210 / 5214 47 St, Lodgepole

MLS® #E4452102

\$179,900

0 Bedroom, 0.00 Bathroom, 3,224 sqft

Business on 0.33 Acres

Lodgepole, Lodgepole, Alberta

Turnkey Convenience Store with Living Quarters – Downtown Lodgepole, Alberta. An excellent opportunity to own a well-established licensed convenience store in the heart of Lodgepole. Situated on two Commercial-zoned lots totaling 14,400 sq ft, this versatile property offers both business & living quarters. The building includes a fully operational retail space with all shelving, coolers, & fixtures included in the sale (excluding select supplier-owned items). A large built-in cooler (approx. 24'™ x 24'™) adds to the functionality of the space. The rear of the property features comfortable live-in quarters, complete with 2 bedrooms, a 4-piece bath, kitchen, living room, & a spacious back entrance – perfect for owner-operators. An addition built approx 10 years ago sits on pilings as well. Additional highlights include a double garage & 3 storage sheds, Fridge, stove, all included. (Seacan negotiable). A rare chance to invest in a mixed-use property at this price point. Newer drilled well (2023), on town sewer. (id:6289)

Built in 1956

Essential Information

Listings #	E4452102
Price	\$179,900
Bathrooms	0.00
Square Footage	3,224



Acres	0.33
Year Built	1956
Type	Business

Community Information

Address	5210 / 5214 47 St
Subdivision	Lodgepole
City	Lodgepole
Province	Alberta
Postal Code	T0E1K0

Listing Details

Listing Office	RE/MAX Vision Realty
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