



GRASSROOTS
REALTY GROUP

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4510 50 Street S
Sedgewick, Alberta

MLS # A2138557



\$600,000

Division:	Sedgewick
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,500 sq.ft.
Zoning:	LIB

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Cable, Electricity, Natural Gas Connected, Phone, Water
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	7.02 Acres
Sewer:	Holding Tank	Lot Feat:	-
Inclusions:	Some office furnishings		

Located in Sedgewick, AB, A business owners dream is what this property offers! What was previously the accounting building offers you approximately 6500 sq ft of space that was fully renovated in 2017, with multiple offices, a kitchen and lounge area with back patio, conference room and captivating front desk admin area. Perfect for an office, clinic of various practices, Lawyer's Office, Day home/Day care, multi-use facility for Massage, Hairstyling and so, so much more. There is also ample parking for all your company or client vehicles. Out back of the property, you'll see four garages previously used as storage, as well as a 54'x112' pole shed with dirt floor and hooked to power, perfect for storing large equipment and machinery, or complete the space to create your very own shop! This space is exceptional and truly has it all and can pair well to any business adventure you may have!