



5011 50 Avenue  
Valleyview, Alberta

MLS # A2180485



**\$99,900**

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,938 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Situated in the heart of Downtown Valleyview, this versatile property offers unparalleled visibility and access. With a total space of 1938 squarefeet, it is adaptable for retail, office, or store usage, catering to various business needs. Benefit from prime storefront exposure, and amenities of the downtown core. Renovations include a newer roof, furnace and flooring. There are ample nearby parking options. Additionally, this property sits on a large lot that spans 127 x 50 feet with extra parking or room for expansion in the back, providing flexibility for future growth. Valleyview, a great alternative to the expensive Grande Prairie market, presents an exceptional opportunity to thrive in Downtown Valleyview's commercial landscape. Ideal for retail boutiques, upscale offices, childcare facilities, yoga studio or trendy stores, this property is your gateway to success. Contact your favorite commercial Realtor to schedule a viewing and secure your spot today!