

## \$45,000 - 5034 50 Street, Waskatenau

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MLS® #E4341725

**\$45,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Waskatenau, Waskatenau, AB

Thinking Of Owning Your Own Business? This 1 1/2 Storey building is located on the main street of Waskatenau. Across the street is the Canada Post and other business. Great potential with this character building & revenue possibilities. Its approx 1,833 sq ft and the inside is ready for your finishing touches. Metal roof, New joists & floor deck. A new concrete drainage channel on the south exterior wall. Roughed in plumbing up to floor level. The property is approved as a mixed-use split residential & commercial! Plus there is an approved floor plan & design for 2 units: One commercial storefront space with a 2pc bath & a 2 bedroom + den with a 4pc bathroom. Or redesign the space for another purpose. There is alley access and yard at the back. Lot Size is 33 1/3ft x 125ft. Excellent opportunity to invest in the Village of Waskatenau. Only 1 hr North of Edmonton.

Built in 1943

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4341725 |
| Price      | \$45,000 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1943     |
| Type       | Retail   |



Status Active

Community Information

Address 5034 50 Street  
Area Waskatenau  
Subdivision Waskatenau  
City Waskatenau  
County ALBERTA  
Province AB  
Postal Code T0A 3P0

Exterior

Exterior Wood Frame  
Construction Wood Frame

Additional Information

Date Listed May 19th, 2023  
Days on Market 728  
Zoning Zone 60

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Listing information last updated on May 16th, 2025 at 6:02pm MDT

