

## \$419,000 - 4805 50 Street, Elk Point

MLS® #E4418528

**\$419,000**

0 Bedroom, 0.00 Bathroom,  
Institutional on 0.00 Acres

Elk Point, Elk Point, AB

A Big Investment Opportunity... for this approx. 2100 sq ft commercial building on approx 14000 sq ft fully serviced lot and with a long term tenant. Excellent market cap. Situated on main street with extra land for further development. Low maintenance all exterior metal building on a concrete foundation. Financing available. Elk Point is on a major highway route to the northern Alberta oil activity and the Town is located in an oil activity area. St Paul is only 30 minutes to the north and Vermilion/Lloydminster area is only 30 minutes to the south. A Most Tempting Investment Property...

Built in 2014

### Essential Information

MLS® #	E4418528
Price	\$419,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Institutional
Status	Active

### Community Information

Address	4805 50 Street
Area	Elk Point



Subdivision	Elk Point
City	Elk Point
County	ALBERTA
Province	AB
Postal Code	T0A 1A0

### **Exterior**

Exterior	Concrete, Wood Frame, Metal
Construction	Concrete, Wood Frame, Metal

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	81
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 11:02am MDT