

## \$99,900 - 4920 50 Street, Holden

MLS® #E4428053

**\$99,900**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Holden, Holden, AB

Substantially upgraded 1144 sq/ft metal clad commercial/residential building with in-floor heating. Built right on Main Street in the charming community of Holden! This well kept & maintained building currently has a dog salon in the front half with an additional office space having roughed in plumbing and electrical (previously used as a tanning salon). A laundromat with its own separate entrance is located in the back half. The laundromat consists of a wash basin, coin-operated soap dispenser, washers & gas powered dryers (1 triple load & 3 regular of each), all purchased within this last year. Recent upgrades done in 2023 include: interior paint throughout, LED lighting, vinyl plank flooring, and a security system with cameras & roll up shutters. New bathroom flooring is not installed but provided. Building sits on a 50' x 130' lot and has ample parking in the back. Turn key business opportunity- A must see !!!

Built in 2004

### Essential Information

MLS® #	E4428053
Price	\$99,900
Bathrooms	0.00
Acres	0.00
Year Built	2004



Type	Retail
Status	Active

### Community Information

Address	4920 50 Street
Area	Holden
Subdivision	Holden
City	Holden
County	ALBERTA
Province	AB
Postal Code	T0B 2C0

### Exterior

Exterior	Metal, Wood Frame
Construction	Metal, Wood Frame

### Additional Information

Date Listed	March 28th, 2025
Days on Market	21
Zoning	Zone 80

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 17th, 2025 at 9:31pm MDT