

# \$1,750,000 - 4705 47 Av, Rural Lac Ste. Anne County

MLS® #E4338928

**\$1,750,000**

Bedroom, Bathroom, 9,725 sqft  
Retail on 0.00 Acres

Alberta Beach, Rural Lac Ste. Anne County,  
AB

Amazing investment opportunity in the growing community of Alberta Beach!!! At just over a 5% cap rate, this is a deal hard to pass up! This mixed use building features commercial suites on the bottom level with 4 residential units on the upper level. The residential units each also include a garage space as well. Built in 2014 the main building is around 9200 sq ft. The main floor consists of 2 commercial bays. Currently a 2719 sq ft pharmacy and a 1512 sq ft additional bay. Upper level is 4 suites. Each suite is just over 1000 sq ft and feature 2 bedrooms and 2 bathrooms. There is an elevator as well. 4 bay garage; each unit is 640 sq ft with heat. Leases are currently in place for the large commercial bay and all residential suites. Amazing location on the main access into Alberta Beach. Just 35 minutes from west Edmonton!

Built in 2014

## Essential Information

MLS® #	E4338928
Price	\$1,750,000
Square Footage	9,725
Acres	0.00
Year Built	2014
Type	Retail



## Community Information

Address 4705 47 Av  
Area Lac Ste. Anne  
Subdivision Alberta Beach  
City Rural Lac Ste. Anne County  
Province AB  
Postal Code T0E 0A0

## Amenities

Parking Spaces 20

## Interior

# of Stories 2

## Exterior

Construction Wood Frame

## Additional Information

Date Listed May 3rd, 2023

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Listing information last updated on October 31st, 2024 at 6:01pm MDT