

## \$399,000 - 4433/45 50 Avenue, St. Paul Town

MLS® #E4393911

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Great investment opportunity! This retail building has four separate storefronts that are currently all leased. In a prime location, the building is located on a service road just off the main street of St. Paul, Highway 29, next to a service station. This well-kept building has newer PVC windows and siding, new roof installed in 2021 and \$20,000 in renovation in 2024 on the two units on the west end of the building. This would be a great addition to any portfolio!

Built in 1968

### Essential Information

MLS® #	E4393911
Price	\$399,000
Bathrooms	0.00
Acres	0.00
Year Built	1968
Type	Retail
Status	Active

### Community Information

Address	4433/45 50 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA



Province	AB
Postal Code	T0A 3A0

**Exterior**

Exterior	Block
Construction	Block

**Additional Information**

Date Listed	June 20th, 2024
Days on Market	316
Zoning	Zone 60

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Listing information last updated on May 2nd, 2025 at 4:17am MDT