

# \$949,999 - 4510 50 Street S, Sedgewick

MLS® #A2138557

**\$949,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 7.02 Acres

Sedgewick, Sedgewick, Alberta

Located in Sedgewick, AB, A business owners dream is what this property offers! What was previously the accounting building offers you approximately 6500 sq ft of space that was fully renovated in 2017, with multiple offices, a kitchen and lounge area with back patio, conference room and captivating front desk admin area. Perfect for an office, clinic of various practices, Lawyer's Office, Day home/Day care, multi-use facility for Massage, Hairstyling and so, so much more. There is also ample parking for all your company or client vehicles. Out back of the property, you'll see four garages previously used as storage, as well as a 54'x112' pole shed with dirt floor and hooked to power, perfect for storing large equipment and machinery, or complete the space to create your very own shop! This space is exceptional and truly has it all and can pair well to any business adventure you may have!

Built in 1997

## Essential Information

MLS® #	A2138557
Price	\$949,999
Bathrooms	0.00
Acres	7.02
Year Built	1997
Type	Commercial
Sub-Type	Mixed Use



Status                      Active

**Community Information**

Address                      4510 50 Street S  
Subdivision                Sedgewick  
City                           Sedgewick  
County                      Flagstaff County  
Province                    Alberta  
Postal Code                T0B 4C0

**Amenities**

Utilities                    Cable Available, Electricity Available, Natural Gas Connected, Phone Available, Water Connected

**Interior**

Cooling                    Central Air

**Exterior**

Roof                        Asphalt Shingle  
Foundation                Slab

**Additional Information**

Date Listed                June 25th, 2024  
Days on Market            332  
Zoning                      LIB

**Listing Details**

Listing Office              Coldwell Banker Battle River Realty

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