# \$225,000 - 5023 50 Avenue, Breton

MLS® #E4395169

### \$225,000

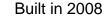
0 Bedroom, 0.00 Bathroom, Office on 0.00 Acres

Breton, Breton, AB

A home for your business! Well cared for office building on main street in Breton, Alberta. Former home to an insurance company and vehicle registry office, this 1296 sq ft office building has attractive street frontage, front deck entry and a side ramp for wheel chair accessibility. Inside is an executive office with bathroom, coffee/break room, bathroom and large front reception and offices area. Included are two desks complete with desk chairs, 4 drawer metal filing cabinet, 3 drawer metal filing cabinet, smaller 2 drawer metal filing cabinet & metal reception chairs. Excluded are all the wooden furniture and detached wooden cabinets. The 40' x 120' lot has rear parking access from back lane.







## **Essential Information**

| MLS® #     | E4395169  |
|------------|-----------|
| Price      | \$225,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2008      |
| Туре       | Office    |
| Status     | Active    |

## **Community Information**

Address

5023 50 Avenue

| Area        | Breton  |
|-------------|---------|
| Subdivision | Breton  |
| City        | Breton  |
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T0C 0P0 |

#### Exterior

| Exterior     | Modular |
|--------------|---------|
| Construction | Modular |

#### **Additional Information**

| Date Listed    | June 28th, 2024 |
|----------------|-----------------|
| Days on Market | 399             |
| Zoning         | Zone 90         |

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 August 1st, 2025 at 5:47am MDT