

\$799,000 - 5509 46 Street, St. Paul Town

MLS® #E4420727

\$799,000

0 Bedroom, 0.00 Bathroom,
Institutional on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Business Opportunity for the Community
Minded - Want to make a difference in your community? This unique facility that has been licenced in Alberta for many years is the way to do just that. Built above & beyond provincial safety standards, this 1,848 sq ft multi bedroom treatment center includes a large kitchen/living area, laundry and office space. Outside you'll find a large back deck, the 50'x32' school with it's own kitchenette, learning & recreational space, the Iron Horse Trail and access to the small community lake for some recreational fun. To make transition easier, the policy book & all daily forms are included. Grocery stores, gas stations & restaurants are just a few blocks away for convenience of day to day operations. Owner is open to leasing facility to qualified tenants. Check out this unique opportunity today.

Built in 2004

Essential Information

| | |
|------------|---------------|
| MLS® # | E4420727 |
| Price | \$799,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Institutional |
| Status | Active |



Community Information

| | |
|-------------|----------------|
| Address | 5509 46 Street |
| Area | St. Paul Town |
| Subdivision | St. Paul Town |
| City | St. Paul Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0A 3A1 |

Exterior

| | |
|--------------|------------|
| Exterior | Wood Frame |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 7th, 2025 |
| Days on Market | 84 |
| Zoning | Zone 60 |

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Listing information last updated on May 2nd, 2025 at 9:02am MDT