

Courtesy Of Justin A Anderson Of Property Plus Realty Ltd.

# \$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 287  
Zoning Zone 60

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Listing information last updated on April 3rd, 2025 at 7:02pm MDT