

# \$549,900 - 5209 49a Avenue, Bentley

MLS® #A2177704

**\$549,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.64 Acres

NONE, Bentley, Alberta

Gorgeous Office or Retail Building located Just off of Downtown Bentley, this building has 4049 Square feet all on 1 floor. There are 7 large offices, a meeting room, print room, full kitchen with fridge, stove, Microwave Hood Fan and Built-in Dishwasher, 4 washrooms and tons of open space which could be used as retail space or more offices with dividers. Back Patio with BBQ area, 2 full basement crawl spaces for tons of extra storage, 2 Furnaces(1High efficiency) 2 HWT's, lots of parking! This bright building with a ton of windows(17) has so much potential!

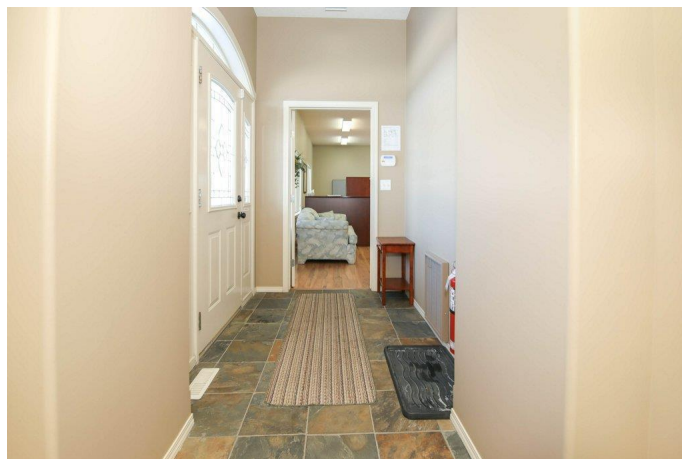
Built in 2011

## Essential Information

MLS® #	A2177704
Price	\$549,900
Bathrooms	0.00
Acres	0.64
Year Built	2011
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	5209 49a Avenue
Subdivision	NONE
City	Bentley
County	Lacombe County



Province	Alberta
Postal Code	T0C 0J0

**Amenities**

Parking Spaces	20
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**Interior**

Interior Features	See Remarks
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**Exterior**

Construction	Wood Frame, Wood Siding
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**Additional Information**

Date Listed	November 6th, 2024
Days on Market	176
Zoning	C - Central Commercial

**Listing Details**

Listing Office	Realty Executives Alberta Elite
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