



Legal **61** **Retail For Sale** **Legal** **LP: \$299,900**
4724 50 AV **Lse Rate:** **SP:** **M**

Trans Type: For Sale **Listing ID #:** E4121592 **ACTIVE**
Sale Type: **Land Size SF:**
Zoning: C1 **Land Size Acres:**
Prop Taxes: 5,265.91 / 2017 **Lot Frontage:**
Other Types: OFC, RET **Subj Prop Width:**

Endless opportunities in this high exposure freestanding 5,440 square foot commercial building for sale, right on the main street of Legal. 2,000 square feet of modern space on the main floor, ideal for a retail store, café or daycare, with a commercial grade sink, office space, and accessible 2-piece bathroom, plus an additional 1,440 square feet of commercial space in the rear, and a full undeveloped basement for more space or storage. Above via a separate entrance you'll find a gorgeous bright and sunny 2,000 square feet living space with 3 bedrooms and 2 bathrooms, allowing you to live luxuriously upstairs from your business should you wish (or rent it out – it's metered separately!). Completely remodeled in 2013 including new plumbing, electrical, furnace, accessibility ramp, and second storey addition. Immediate possession is available.

Directions:

Virtual Tour: <https://youtu.be/EEDGZxJv4PU>

Brochure: <http://www.4724-50ave-Legal.com>

Property Details		Multi Family	
Ownership Interest:	Private	# of Storeys:	2.0
Title to Land:	Fee Simple	# of 1 Bedroom Apts:	
Env Asmt Phase:		# of 2 Bedroom Apts:	
RPR Survey Available:	Yes	# of 3 Bedroom Apts:	1
Seller Rights Res:	No	# of 4+ Bedroom Apts:	
General Building Details		APOD Information	
Building Type:	Freestanding, Live/Work, Street-Level	Gross Operating Income:	
Construction:	Wood Frame	Other Income:	
Subject Space SqFt:	5,400	Effective Gross Income:	
Subject Space Width:	40.00	Expense Total:	
Year Built:	1974	Total Op Expenses:	
Land		Net Operating Income:	
Site Services:		Cap Rate:	
Water Supply:		Business/Business w/Property	
Sewer / Septic:		Major Business Type:	
		Minor Business Type:	

Lease Details

Lease Type: **Lease Op Cost SqFt:**
Net Lse Rate SF/Annum: **Subject Space SqFt:** 5,400
Lease Term (in Months): **Lease SubLease:**

