

# \$109,000 - 4932 50 Street, Lougheed

MLS® #A2200132

**\$109,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Lougheed, Lougheed, Alberta

This unique and versatile commercial property offers a fantastic opportunity for investors, business owners, or developers. Situated on a 50â€™™ x 120â€™™ lot, the 2500 square foot building features a diverse mix of income generating spaces, including a fully operational laundromat, a mechanical bay (previously a wash bay), a cafe space, and upper level living quarters. The laundromat has an established customer base with multiple washers and dryers. The mechanical bay (Former Wash Bay) has a high ceiling bay with overhead door. Ideal for auto repair, detailing, or light industrial use. Could easily convert back to a wash bay. The cafe space has a charming cafe setup with seating area for 35 patrons, kitchen space for food prep and a dry storage area with delivery door. Potential for coffee shop, deli, or take out restaurant. The upper level living quarters has 2 spacious bedrooms each with their own baths and a bonus room for entertaining. This is perfect for a owner/operator or rental income. There is ample parking in a prime location on main street with multiple revenue streams. Add this commercial property to your portfolio.

Built in 1981

## Essential Information

MLS® #	A2200132
Price	\$109,000



Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	4932 50 Street
Subdivision	Lougheed
City	Lougheed
County	Flagstaff County
Province	Alberta
Postal Code	T0B 2V0

### Interior

Heating	Forced Air
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### Exterior

Lot Description	Corner Lot, Street Lighting
Roof	Metal
Foundation	Slab

### Additional Information

Date Listed	March 18th, 2025
Days on Market	43
Zoning	C

### Listing Details

Listing Office	CIR Realty
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