

# \$280,000 - 5104 48 Street, Provost

MLS® #A2201710

**\$280,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Provost, Provost, Alberta

Welcome to 5140 48 St. Provost, AB! This private, fully fenced, renovated property offers many business options! Inside, the entry is spacious and provides an option to go up or down. With either choice, you'll discover generous open concept spaces. Head upstairs to find a large open area, complete with separated laundry area, washrooms (3 toilets/2 sinks) and additional storage space areas. Downstairs is complete with ample kitchen space, 2 toilet areas, additional large open space with 2 separate rooms for storage (or quiet baby rooms for daycare!). Currently, this building is operating as "Busy Bee Day Care" and is set up very nicely to do so, if the new owners would like to continue the trend! (Daycare equipment, toys, etc. could be negotiated). Step outside on the west end, and you'll find a fantastic space for gatherings, c/w large 40' X 40' deck, playground space or whatever your heart desires! There is also a 12' X 12' attached storage shed and supplemental fenced storage space for the extra equipment your business might have! Book your showing today with your favourite realtor!



## Essential Information

MLS® #	A2201710
Price	\$280,000
Bathrooms	0.00

Acres	0.00
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	5104 48 Street
Subdivision	Provost
City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T0B 3S0

### Interior

Heating	Electric, Natural Gas
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### Additional Information

Date Listed	March 12th, 2025
Days on Market	182
Zoning	R3

### Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
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