

# \$529,900 - 5209 49a Avenue, Bentley

MLS® #A2221950

**\$529,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Bentley, Alberta

Prime Office Building in Downtown Bentley â€“  
4,046 SF

Exceptional opportunity to own a well-maintained commercial office building in the heart of Bentley. This 4,046 sq ft building features 7 spacious offices, a dedicated meeting room, print room, and a large kitchen/staff area. Designed for functionality, the property also includes 4 washrooms, a patio with BBQ area for team gatherings, and a basement crawl space for additional storage. Efficiently serviced with 2 furnaces and 2 hot water tanks, this space is ideal for professional or administrative users seeking a central location with ample room for growth.

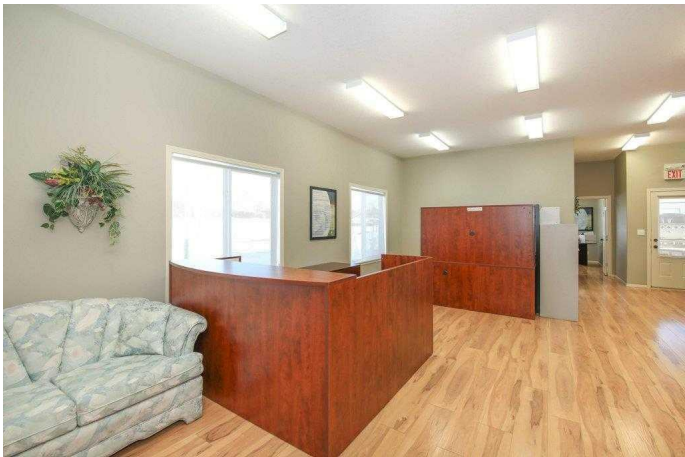
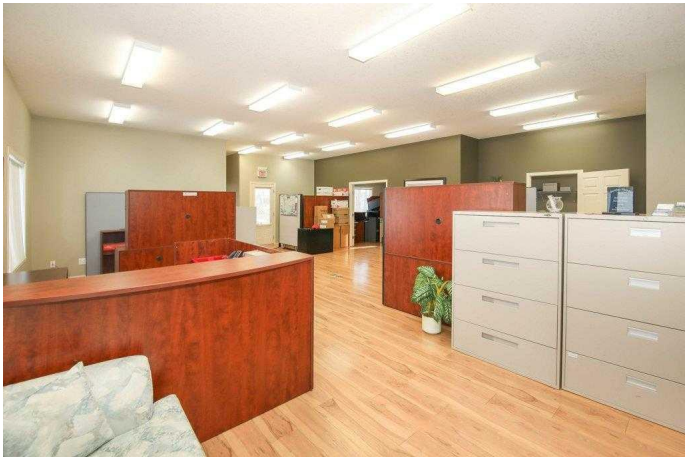
Built in 2011

## Essential Information

MLS® #	A2221950
Price	\$529,900
Bathrooms	0.00
Acres	0.00
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

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	40
Zoning	I2

### **Listing Details**

Listing Office	eXp Realty
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