

# \$750,000 - 5036 50 Street, Innisfail

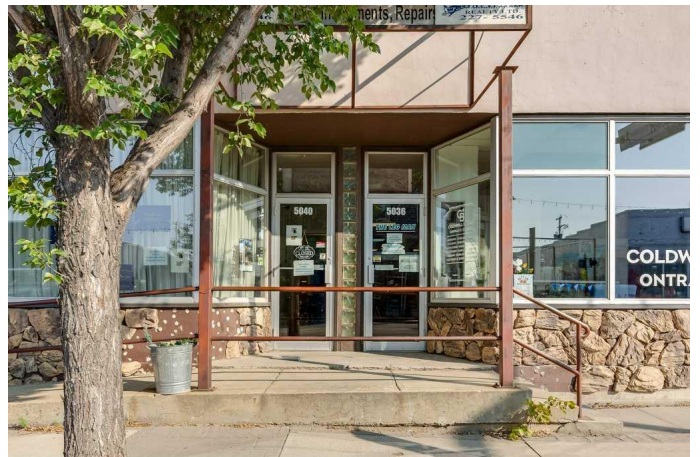
MLS® #A2253333

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.11 Acres

Downtown Innisfail, Innisfail, Alberta

This is an excellent opportunity to own a well-maintained, income-producing commercial property in the heart of Main Street Innisfail. Offering 4,213 sq. ft. on the main floor plus an additional 3,450 sq. ft. of commercial space on the lower level, this property combines location, functionality, and long-term potential. Customers and tenants enjoy convenient parking along Main Street and access to a large parking lot at the back, along with a rear loading door for deliveries. The main floor is currently configured into multiple small office space and business space rentals, while the basement features a dance studio, providing steady rental income. Additional space in the building remains available to lease, both on the main floor and lower level, presenting an opportunity to further increase cash flow. For those looking to acquire both real estate and a thriving business, the established "Leg Man" custom embroidery shop is also available for purchase. An excellent turn-key investment. Many upgrades have been completed in the past decade, including updated plumbing to PEX, three furnaces (providing both air and heat), and a 2014 boiler and hot water tank with individual zones. The property also features a durable torch-on roof installed in 1999 by Integrated Roof Services, and updated front windows and doors completed approximately 10 years ago. With its prime Main Street location, strong income potential, and extensive recent upgrades, this property



offers an outstanding opportunity for an investor or business owner looking to secure a long-term commercial holding in a growing community!

Built in 1946

### Essential Information

MLS® #	A2253333
Price	\$750,000
Bathrooms	0.00
Acres	0.11
Year Built	1946
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	5036 50 Street
Subdivision	Downtown Innisfail
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1S7

### Interior

Heating	Boiler, Natural Gas, Floor Furnace
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### Exterior

Roof	Flat Torch Membrane
Foundation	Poured Concrete

### Additional Information

Date Listed	September 22nd, 2025
Zoning	CB

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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