4932 50 Street , Lougheed, Alberta - $97,250

Main Photo

Property Description

This unique and versatile commercial property offers a fantastic opportunity for investors, business owners, or developers. Situated on a 50' x 120' 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.

Photos
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