

FOR SALE

±4,100 SF with
±0.60 AC

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



5021 50 Street, Clyde, AB

FREESTANDING RETAIL BUILDING W/ YARD

Property Highlights

- Freestanding Main Street building with secure fenced yard and open yard, both yards total 0.60 acre +/-
- Large open front space, with private office, 2 additional small offices, and two large storage areas.
- Café-style kitchen, with food prep and seating area.
- Commercial district zoning allows for a wide variety of permitted and discretionary uses.
- 11 minutes from Westlock, 20 minutes from Legal



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

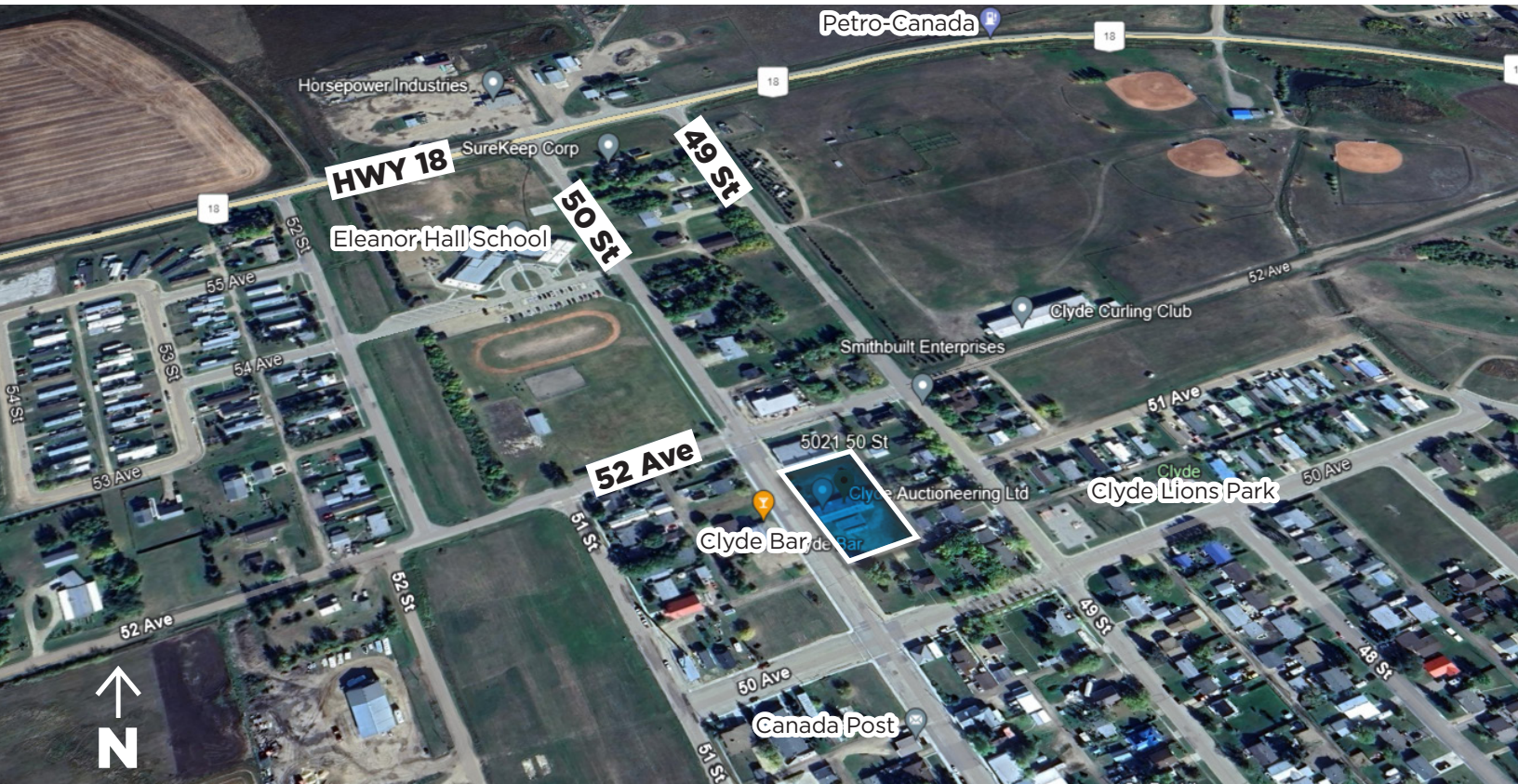


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Freestanding Retail Building W/ Yard

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Freestanding Retail Building W/ Yard

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

CLYDE PERMITTED AND DISCRETIONARY ZONING USES

16.2 Permitted Uses

- | | | | |
|--------|--------------------------------------|---------|--|
| 16.2.1 | Alternate energy systems, individual | 16.2.8 | Household repair shops |
| 16.2.2 | Eating and drinking establishments | 16.2.9 | Indoor amusement establishments |
| 16.2.3 | Exhibition facilities | 16.2.10 | Libraries and cultural exhibits |
| 16.2.4 | Food and beverage production | 16.2.11 | Office and financial uses |
| 16.2.5 | General retail stores | 16.2.12 | Outdoor amusement establishments |
| 16.2.6 | Government services | 16.2.13 | Personal service shops |
| 16.2.7 | Health services | 16.2.14 | Buildings and uses accessory to permitted uses |

16.3 Discretionary Uses

- | | | | |
|---------|--|---------|--|
| 16.3.1 | Agri-tourism | 16.3.19 | Highway commercial uses |
| 16.3.2 | Alcohol retail sales | 16.3.20 | Hotels |
| 16.3.3 | Automobile, light truck and recreational vehicle sales and service | 16.3.21 | Parking areas |
| 16.3.4 | Auctioneering establishment | 16.3.22 | Mixed Use developments |
| 16.3.5 | Bingo halls | 16.3.23 | Places of worship |
| 16.3.6 | Business support services | 16.3.24 | Private clubs |
| 16.3.7 | Cannabis store | 16.3.25 | Public or quasi-public buildings or uses |
| 16.3.8 | Childcare facilities | 16.3.26 | Public utilities |
| 16.3.9 | Commercial schools | 16.3.27 | Recreational facilities |
| 16.3.10 | Communications and security services | 16.3.28 | Suites, surveillance |
| 16.3.11 | Drive In (through) businesses | 16.3.29 | Theatres |
| 16.3.12 | Dwellings, single-detached | 16.3.30 | Veterinary clinic |
| 16.3.13 | Dwellings, manufactured home (existing as of January 1, 2006) | 16.3.31 | Dwelling units in a building in which commercial uses are located or are designed to be located |
| 16.3.14 | Entertainment establishments | 16.3.32 | Shopping centres containing a number of the above listed Permitted and Discretionary uses |
| 16.3.15 | Equipment rental establishments | 16.3.33 | Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses |
| 16.3.16 | Fleet services | 16.3.34 | Buildings and uses accessory to discretionary uses |
| 16.3.17 | Funeral homes | | |
| 16.3.18 | Gambling machine establishments | | |



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Freestanding Retail Building W/ Yard

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 5021 50 Street, Clyde, AB

Legal Address: 1453AJ;4;19-23

Building Size: 4,100 Sq. Ft. (+/-)

Yard Size: 0.60 Acre (+/-)

Zoning: Commercial District - C

Possession: Immediate/negotiable

\$\$\$

Property Price: ~~\$295,000.00~~ 239,900.00

Contact

Chuck Clubine

Senior Associate

Cell: 780.264.7773

Direct: 780.784.6553

chuck@lizotterealestate.com

Vanessa MacNeill

Broker

Cell: 780.863.8313

Direct: 780.784.9585

vanessa@square1realty.com

