# $395,000 - 4303 And 4301 49 Street, Innisfail

MLS® #A2257752

**$395,000**
0 Bedroom, 0.00 Bathroom,
Commercial on 0.41 Acres

Eastgate, Innisfail, Alberta

Multiple uses for this Great Stand Alone Concrete block Building with 1820 +/- sq.ft. of floor space . HWY-C zoning . The ability to Expand at this location is Exceptional as it includes TWO LOTS (separate titles) which gives you around 17990 sq.ft of space to expand the building or outdoor storage . This solid concrete building with metal roof is also low maintenance. The Building interior is bright ,good amount of windows , and has a fairly open design, should be easy to open up more or create more rooms . It was a daycare and a Salon in the past . There are Laundry hook ups , numerous water lines and drain connections . Floor is concrete ,has two bathrooms, plus another sink at the back . A portion of the back of the building was a garage , it was turned in to another office but looks like it would be easy to put a garage door back in. High efficient furnace, Central Air conditioning , large Hot water tank, large electrical panel.
Great location, as its easy to find, being just behind the CO-OP mall and in view of a few well known restaurants (A&W , MacDonald's) with very easy access to Highway 2A as well as the QE II. Advertising to traffic on 2A is possible. No problem with parking , lots of space in front , beside and behind the building and the second lot is totally open. Quick possession , get in and start running your business before the snow flies .

Built in 1979

## Essential Information

| | |
|---|---|
| MLS® # | A2257752 |
| Price | $395,000 |
| Bathrooms | 0.00 |
| Acres | 0.41 |
| Year Built | 1979 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 4303 And 4301 49 Street |
| Subdivision | Eastgate |
| City | Innisfail |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4G 1S6 |

## Amenities

| | |
|---|---|
| Parking Spaces | 15 |

## Interior

| | |
|---|---|
| Heating | High Efficiency, In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |

## Exterior

| | |
|---|---|
| Lot Description | Irregular Lot, Landscaped |
| Roof | Metal |
| Construction | See Remarks |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | September 17th, 2025 |
| Days on Market | 6 |
| Zoning | HWY-C |

## Listing Details

| | |
|---|---|
| Listing Office | Century 21 Advantage |

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.