

# \$550,000 - 5004 45 Ave, Mayerthorpe

MLS® #E4424045

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Mayerthorpe, Mayerthorpe, AB

This well-established, family-owned business situated on 0.7 acres of land and offering 2,500 sq. ft. of business space has been serving the community for over 23 years and is located at the high-traffic intersection of 45 Avenue and Crockett 50 Street. The property includes an eat-in dining area, modern washrooms, a commercial kitchen, and a drive-thru. The purchase price includes both the business and the real estate. This turnkey business offers training, phone number, and recipes. Financial information is available. There's plenty of room to grow the business, with vacant land for future development or expansion. Don't miss this opportunity to own a thriving, business with great potential!

Built in 1977

## Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | E4424045               |
| Price      | \$550,000              |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1977                   |
| Type       | Business with Property |
| Status     | Active                 |

## Community Information

Address 5004 45 Ave



|             |             |
|-------------|-------------|
| Area        | Mayerthorpe |
| Subdivision | Mayerthorpe |
| City        | Mayerthorpe |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T0E 1N0     |

### **Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 70         |

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Listing information last updated on April 11th, 2025 at 8:47pm MDT