

\$299,900 - 4213 50 Avenue, St. Paul Town

MLS® #E4454247

\$299,900

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

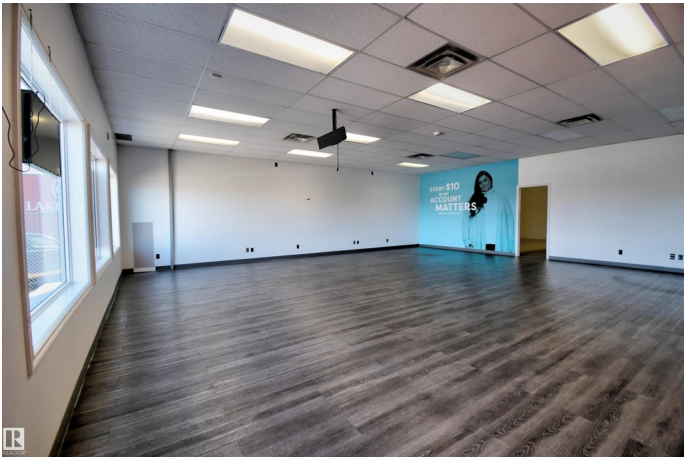
St. Paul Town, St. Paul Town, AB

High-Visibility East End Commercial Space – Ideal for Your Business Position your business for success in this highly visible and easily accessible 1,762 sq ft commercial property, located in a high-traffic area on the east end of town. Conveniently near grocery stores, fast food restaurants, and gas stations, this location offers excellent exposure and convenience for both you and your customers. Situated on a side service road with a shared parking lot, the property ensures ample parking and easy access. The building features attractive modern exterior finishes that enhance its curb appeal and professional presence. Inside, you'll find two spacious, flexible-use areas with 16 ft ceilings, ideal for a wide range of business types. Additional features include: Two 2-piece bathrooms Office, Rear overhead door for efficient shipping, receiving for deliveries. Whether starting a new venture or relocating, this space offers both practicality and presence in one of the city's busiest corridors.

Built in 2009

Essential Information

MLS® #	E4454247
Price	\$299,900
Bathrooms	0.00



Acres	0.00
Year Built	2009
Type	Retail
Status	Active

Community Information

Address	4213 50 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A4

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	August 22nd, 2025
Days on Market	2
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 9:47pm MDT