RE/MAX COMMERCIAL PROPERTIES

WE ARE COMMERCIAL

OWNER / OPERATOR OPPORTUNITY

FOR SALE

4905 50 STREET, TOWN OF BASHAW



LOCATION
Town of Bashaw

BUILDING SIZE
965 Square Feet

ZONING
C1 - Central Commercial

SALE PRICE
$150,000.00

PRESENTED BY

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THE PROPERTY

4905 50 STREET, BASHAW

CENTRAL BASHAW OWNER / OPERATOR OPPORTUNITY

Buy your workspace and inherit income that pays for it.

An affordable opportunity to own your commercial space while benefiting from an existing source of business income. Offered at $150,000, the property is being sold together with the existing WaterGo water-purification assets and laundromat equipment, allowing a purchaser to step into the current operations or create a new business concept.

The established WaterGo operation generates approximately $17,000 in annual gross revenue, providing an existing cash-flow base for a new owner. A purchaser could continue operating both WaterGo and the laundromat, or retain the water-purification operation while converting the balance of the space to another commercial use such as a salon, service business, retail concept, café or similar owner-operated business, subject to applicable approvals.

For someone looking to start or relocate a business in Bashaw, the existing WaterGo revenue provides an opportunity to help offset ownership costs while establishing their own operation in the property.





PROPERTY DETAILS

PROPERTY DETAILS

MUNICIPAL:	4905 50 Street, Bashaw
LEGAL LAND DESCRIPTION:	Plan 2627AC Block 5 Lot 13
TOTAL AREA:	**965 SF Building (Mobile Structure)** **3,000 SF Lot**
ZONING:	C1 - Central Commercial
PARKING:	Street
SALE PRICE:	**$150,000.00**
PROPERTY TAXES:	$800.63 (2026)

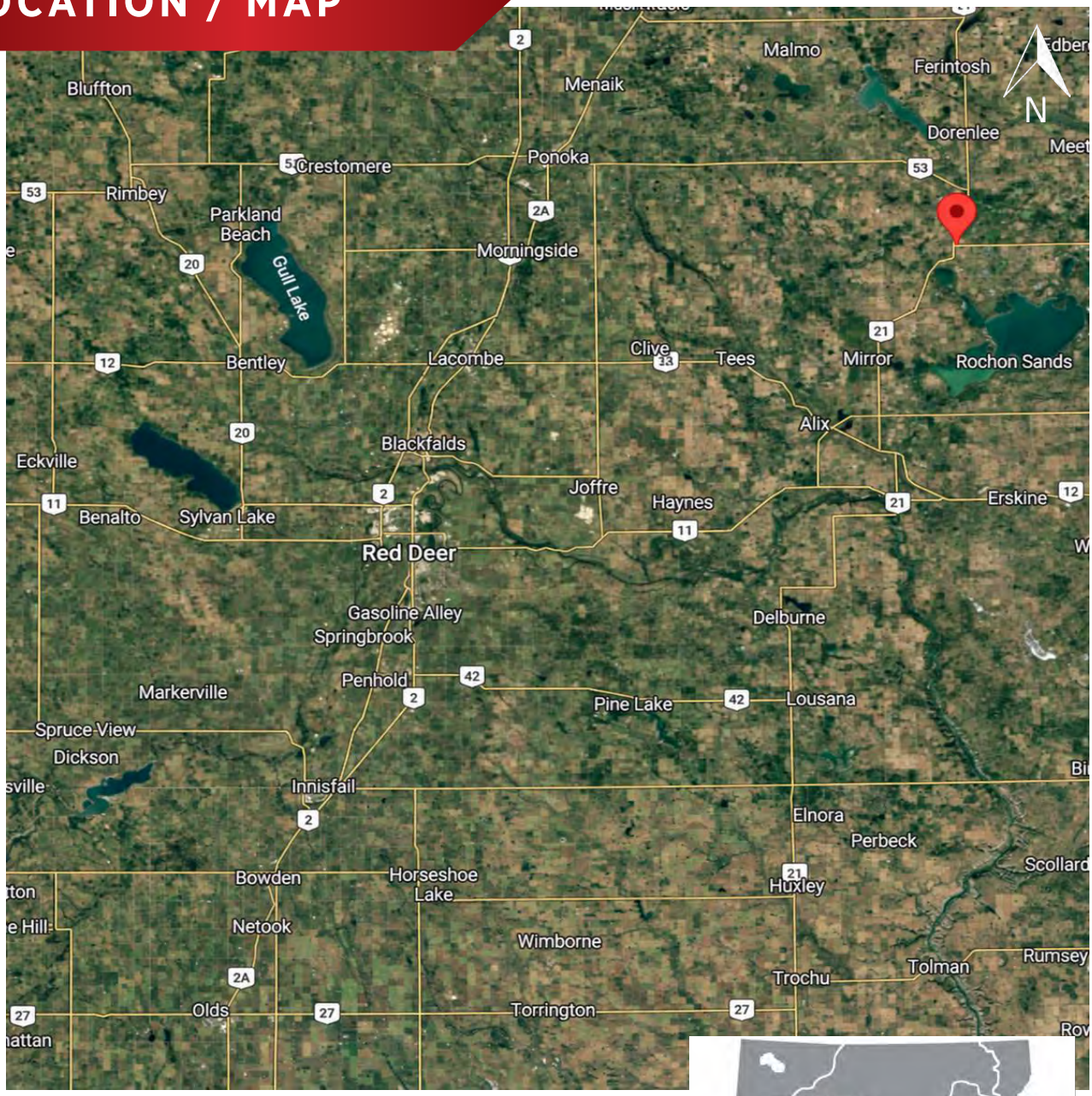
* Buyer is responsible for GST

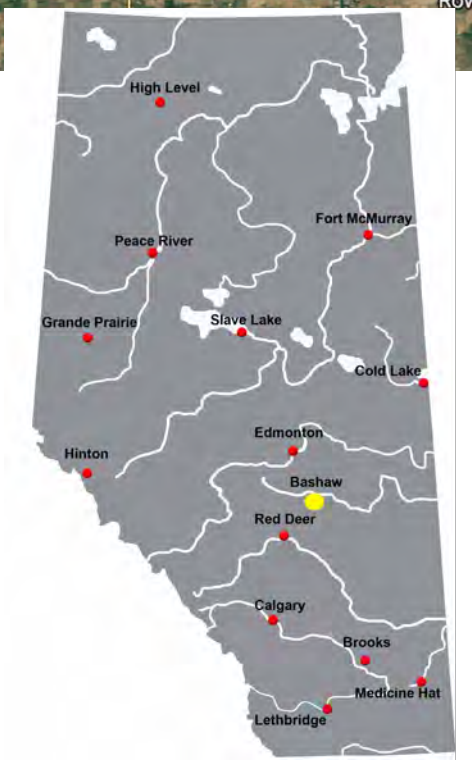
Business assets are being transferred as an asset sale; no shares or corporate entity are included.





LOCATION / MAP





BASHAW, ALBERTA

A Town in Central Alberta, Canada located approximately 90 kilometers NE of the City of Red Deer along Highway 11 and Highway 21.

Edmonton - 140 KM

Calgary - 240 KM

Red Deer - 90 KM

TOWN OF BASHAW



CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

RE/MAX COMMERCIAL PROPERTIES

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