

# \$229,900 - 4911 51 Street, Rimbey

MLS® #A2143120

**\$229,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rimbey, Alberta

Discover an exceptional investment opportunity in the heart of Rimbey with this versatile mixed-use commercial property. Located on one of the most visible and conveniently accessible streets, this building boasts a unique blend of retail and residential units, offering both stable income and potential for growth.

Three Separate Suites offer:

Retail Unit 1: Currently occupied by a long-term tenant, ensuring a steady revenue stream.

Suite #2: Vacant and ready for your business or to attract new tenants. This is a well maintained 2-bedroom apartment featuring a kitchen, living area, and in-suite laundry service, with updated flooring and windows. Suite #3: 1 bedroom apartment with kitchen and living room and is currently rented out, providing additional monthly income.

Ideal for investors looking for a mixed-use property with a balanced portfolio of retail and residential units. Business owners seeking a prime location with high foot traffic for their retail operations. Residential landlords interested in a property that offers immediate rental income and room for expansion.

Don't miss out on this fantastic investment opportunity in Rimbey. Whether you're looking to expand your property portfolio or establish a business in a thriving community, this property has everything you need to succeed.

Built in 1953



## Essential Information

MLS® #	A2143120
Price	\$229,900
Bathrooms	0.00
Acres	0.00
Year Built	1953
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	4911 51 Street
Subdivision	NONE
City	Rimbey
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

## Additional Information

Date Listed	June 19th, 2024
Days on Market	304
Zoning	C1

## Listing Details

Listing Office	CIR Realty
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