

# \$249,900 - 4904 54 Avenue, Provost

---

MLS® #A2149106

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Provost, Alberta

Commercial Property for Sale in Provost,  
Alberta

Former Medical and Dental Office

Prime commercial real estate opportunity in the heart of Provost! This versatile property, previously utilized as a doctor's and dentist's office, is perfect for medical professionals or businesses seeking a central location with ample space.

Property Features:

**Location:** Centrally situated in Provost, with easy access to major roads and local amenities.

**Building Size:** Generous floor plan with multiple examination rooms, private offices, and spacious waiting areas.

**Parking:** Ample parking space for clients and staff.

**Accessibility:** Fully accessible building with ramp access and wide doorways.

**Additional Features:** Large reception area, storage rooms, and break room.

**Present Owner** had building inspected before purchasing, and the building was found to be structurally sound.

**Zoning Opportunity:** This property presents a fantastic opportunity to change zoning and convert the space into desperately needed short-term residential accommodations.



Built in 1963

Essential Information

MLS® #	A2149106
Price	\$249,900
Bathrooms	0.00
Acres	0.00
Year Built	1963
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	4904 54 Avenue
Subdivision	NONE
City	Provost
County	Provost No. 52, M.D. of
Province	Alberta
Postal Code	T9W 3S0

Amenities

Parking Spaces	13
----------------	----

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt/Gravel
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Days on Market	291
Zoning	Institutional

Listing Details

Listing Office	ROYAL LEPAGE WRIGHT CHOICE REALTY
----------------	-----------------------------------

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