

# \$525,000 - 5209 50 Avenue, Castor

MLS® #A2158425

**\$525,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.13 Acres

NONE, Castor, Alberta

Turn key Auto body business in Castor, metal clad shop built in 1998 is 42x60, three 10x10 bay doors, cement floor with center drain, large office area and bathroom. This opportunity comes with the following assets: 14x28 Atlantic paint booth- semi down draft, High Tech 1.1 million btu air makeup, 2 Viper wheel changers, 6.5 hp air compressor, 7.5 hp air compressor, 10 hp air compressor, 7000 lb 4 post hoist, 2 wall cabinets. Sikken paint system with mixing barrels, 2-9x40 High season Seacan storage units and a completely fenced storage lot 100x115 ft at 5011 50 St . General gross income over the years has been in the range of \$300k-\$500K. Owner will provide financials only with a NDA being signed. Performance Paint and Body Ltd. is the trade name it is operating as now and could be transfered to the new owner. Seller will not finance buyer.



Built in 1998

## Essential Information

MLS® #	A2158425
Price	\$525,000
Bathrooms	0.00
Acres	0.13
Year Built	1998
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	5209 50 Avenue
Subdivision	NONE
City	Castor
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C0X0

## Interior

Heating	Boiler, Natural Gas
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## Exterior

Roof	Metal
Construction	Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 19th, 2024
Days on Market	303
Zoning	C1

## Listing Details

Listing Office	Sutton Landmark Realty
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