

# \$147,500 - 5040 50 Street, Mannville

MLS® #A2197850

**\$147,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.08 Acres

NONE, Mannville, Alberta

This Cornerstone Multi-Purpose Building is zoned Commercial but has Residential over Commercial appeal. Main Floor of 1224 sq ft includes a personal Office with adjoining Meeting Room, very spacious Open Area, plus a 2pc washroom and private walk-in 7ft x 15ft (rounded) Bank Vault. Upstairs is a former 3 bedroom/2 bath living space with 1044sq ft. that has direct separate outside access via a gated steel staircase. Parking includes a large covered 13.5ft x 17.5ft openside Carport with power & lights, plus almost 26ft x 50ft freshly graveled parking pad. Full basement is ventilated and has a sump pump, thus offers ample opportunity for dry storage. Property is on Mainstreet in Mannville and served as a Bank for many years but has since been used as Professional Office Space for several entities. Bylaws indicate that there are many potential uses for this impressive Character Building. Time to finally Live your Dream? Hereâ€™s the Property that could take you there. Built to Last and Here to Stay!

Built in 1920

## Essential Information

MLS® #	A2197850
Price	\$147,500
Bathrooms	0.00
Acres	0.08
Year Built	1920



Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	5040 50 Street
Subdivision	NONE
City	Mannville
County	Minburn No. 27, County of
Province	Alberta
Postal Code	T0B 2W0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	5

### Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

### Exterior

Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	February 28th, 2025
Days on Market	173
Zoning	C1

### Listing Details

Listing Office	Real Estate Centre - Vermilion
----------------	--------------------------------

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.