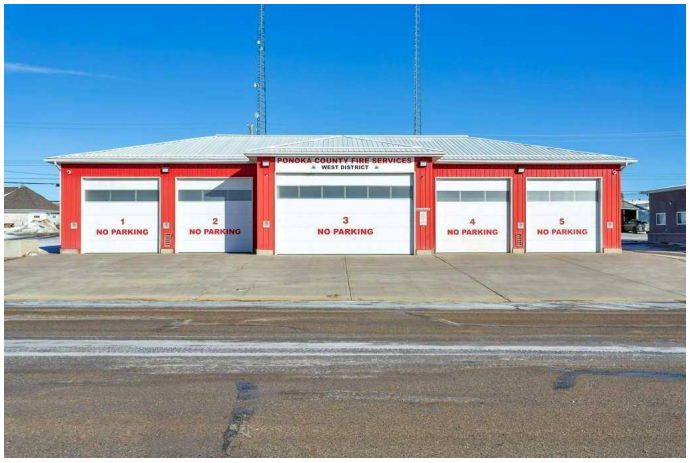
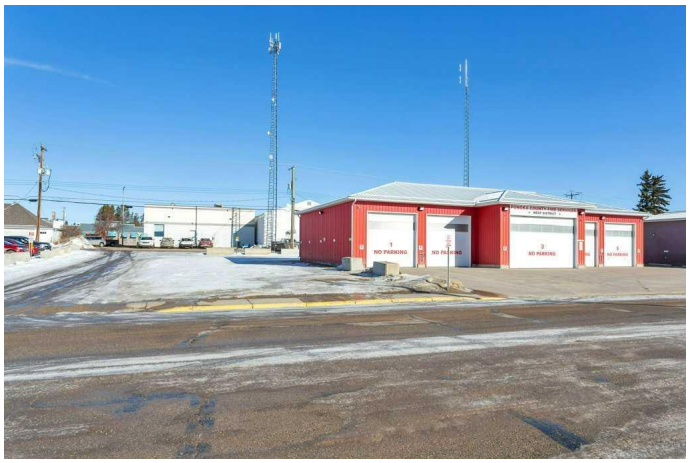
$500,000 - 5030 49 Avenue, Rimbey

MLS® #A2198401

$500,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Rimbey, Alberta





An exceptional opportunity awaits with the Rimbey Firehall, a well-maintained and versatile commercial property in a prime location. This spacious 5-bay shop offers a total of 3,981 square feet on the main floor, with the added functionality of a mezzanine.
Property Features:
Main Floor Layout Includes a dedicated meeting room, office space, and two bathrooms equipped with showersâ€”providing ample convenience for various business operations. Shop Bays & Access: Featuring four 12â€™ x 12â€™ overhead doors and a centrally positioned 20â€™ x 12â€™ overhead door, all equipped with automatic openers for seamless access and workflow.
Drainage & Heating: A full-length floor drain runs across the shop, ensuring efficient water management. The shop is heated with both in-floor heating and overhead forced air, offering optimal comfort in all seasons. Hot and cold taps in the main floor area.
Exterior: A full concrete driveway extends in front of each bay, ensuring durability and easy vehicle access. Additional parking is available on the side and rear of the building, accommodating staff and visitors alike.

Additional Considerations:

The property is currently in the process of being subdivided. The west property line will be defined by the concrete barricades separating the lot from the Rimbey Medical

Centre parking area and West Side of the firehall.
The sale is subject to final subdivision approval. Property tax of $6230 is an estimated only for the 2025 tax year, and will be subject to a review.

This is a rare chance to acquire a high-quality commercial space with excellent access, infrastructure, and flexibility. Whether for a business expansion or an investment opportunity, the Rimbey Firehall presents tremendous potential. Donâ€™t miss out on this outstanding offering!

Built in 1998

Essential Information

MLS® #	A2198401
Price	$500,000
Bathrooms	0.00
Acres	0.00
Year Built	1998
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	5030 49 Avenue
Subdivision	NONE
City	Rimbey
County	Ponoka County
Province	Alberta
Postal Code	T0C 2J0

Interior

Heating	In Floor, Forced Air, Natural Gas

Exterior

Roof	Metal

Additional Information

Date Listed	March 1st, 2025
Days on Market	50
Zoning	C1

Listing Details

Listing Office	CIR Realty

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