

WELCOME TO

4902 50 AVENUE

\$2,750,000

JIM WELLER

WORK 867.669.2112
CELL 867.765.8967



HEAT		INSULATION		BUILDING				LOT	
Type	OIL & PELLETS	Ceiling: R	40	Sq.ft	14004			Lot Sz	19947
Annual Cost		Walls: R	20	Age	1955			Garage	
Litres Over		Floor: R		Lot	Block	Plan	Unit	Parking	Multi
Last 12		Skirting: R		10,11,12	23	65		Taxes	\$36933
Months				29	23	2684		Year	2026

SPECIAL FEATURES /FURNISHINGS:

Investment property with re-development upside: 4902 50 Ave is a three-storey commercial building with a full basement on a four-lot parcel in the heart of downtown at the corner of 49 St and Willideh (formerly Franklin) Avenue. The ground floor is completely leased out with Canada Post and NAPEG as tenants. The second floor is currently a vacant, completely open, "grey box" ready for redesign and fit out to a tenant's custom specs. There is currently an elevator shaft in place, but no elevator installed. The basement and small third floor generate additional revenue from storage space leases. The building itself is located on the front two lots with the remainder providing 28 parking stalls.

Building specs: Originally constructed in 1955 but with continuous federal government quality upgrades over the years, concrete basement, 2X6 R20 wood framing, torch on roofing with R40 insulation, heated by a Viessmann wood pellet boiler and two recently installed Buderus boilers with Riello burners for backup/peak loads, rooftop HVAC system, Kohler diesel generator system for whole building backup power, washrooms on all three upper floors, sprinkler system recently installed.

Lease details and financial statements will be available to qualified purchaser upon entering into a confidentiality agreement.

