

## \$799,000 - 5509 46 Street, St. Paul Town

MLS® #E4420727

**\$799,000**

0 Bedroom, 0.00 Bathroom,  
Institutional on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Business Opportunity for the Community  
Minded - Want to make a difference in your  
community? This unique facility that has been  
licenced in Alberta for many years is the way  
to do just that. Built above & beyond provincial  
safety standards, this 1,848 sq ft multi  
bedroom treatment center includes a large  
kitchen/living area, laundry and office space.  
Outside you'll find a large back deck, the  
50'x32' school with it's own kitchenette,  
learning & recreational space, the Iron Horse  
Trail and access to the small community lake  
for some recreational fun. To make transition  
easier, the policy book & all daily forms are  
included. Grocery stores, gas stations &  
restaurants are just a few blocks away for  
convenience of day to day operations. Owner  
is open to leasing facility to qualified tenants.  
Check out this unique opportunity today.

Built in 2004

### Essential Information

MLS® #	E4420727
Price	\$799,000
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Institutional
Status	Active



**Community Information**

Address	5509 46 Street
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

**Exterior**

Exterior	Wood Frame
Construction	Wood Frame

**Additional Information**

Date Listed	February 7th, 2025
Days on Market	72
Zoning	Zone 60

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Listing information last updated on April 20th, 2025 at 4:47pm MDT