

Courtesy Of Darcy Powlik Of RE/MAX Real Estate

## \$335,000 - 5004 51 Street, Warburg

MLS® #E4423980

**\$335,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Warburg, Warburg, AB

3240 sq/ft Commercial Building just off the main road in Warburg. Lots of upgrades in 2022-2023 including Metal Roof, Evestroughs, Facia, Front Siding, Electrical, Plumbing, Offices, Bathrooms, Heaters, Overhead Doors, Front Doors, Most Windows, Shutters, Insulation, Framing, and More! Split into two parts but a third shop in the back could be resurrected. The South part of the building contains a work space that is fully finished with epoxy coated floors, vinyl wrapped drywall, and an Overhead Door. The Reception space in the front is fully finished with vinyl plank flooring, vinyl wrapped drywall, office with a sink, and a 2 piece bathroom. The North Part of the building has a similar layout with the back work space having a cement floor, heat, water, and overhead door, while the front also has a fully finished reception space with an office, and 2 piece bathroom. The 83'x71' Compound is fenced with a gate providing access to the whole back of the building and overhead doors. Side and Back Lane access.

Built in 1978

### Essential Information

MLS® #	E4423980
Price	\$335,000
Bathrooms	0.00



Acres	0.00
Year Built	1978
Type	Office
Status	Active

### **Community Information**

Address	5004 51 Street
Area	Warburg
Subdivision	Warburg
City	Warburg
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### **Exterior**

Exterior	Block, See Remarks
Construction	Block, See Remarks

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	30
Zoning	Zone 90

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Listing information last updated on April 4th, 2025 at 10:03am MDT