# $89,900 - 4920 50 Street, Holden

MLS® #E4444015

## $89,900

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Holden, Holden, AB

Substantially upgraded 1144 sq/ft metal clad commercial/residential building with in-floor heating. Built right on Main Street in the charming community of Holden! This well kept & maintained building currently has a dog salon in the front half with an additional office space having roughed in plumbing and electrical (previously used as a tanning salon). A laundromat with its own separate entrance is located in the back half. The laundromat consists of a wash basin, coin-operated soap dispenser, washers & gas powered dryers (1 triple load & 3 regular of each), all purchased within this last year. Recent upgrades done in 2023 include: interior paint throughout, LED lighting, vinyl plank flooring, and a security system with cameras & roll up shutters. New bathroom flooring is not installed but provided. Building sits on a 50' x 130' lot and has ample parking in the back. Turn key business opportunity- A must see !!!

Built in 2004

## Essential Information

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|---|---|
| MLS® # | E4444015 |
| Price | $89,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2004 |

| Type | Retail |
|------|--------|
| Status | Active |

## Community Information

| | |
|------|--------|
| Address | 4920 50 Street |
| Area | Holden |
| Subdivision | Holden |
| City | Holden |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 2C0 |

## Exterior

| | |
|------|--------|
| Exterior | Metal, Wood Frame |
| Construction | Metal, Wood Frame |

## Additional Information

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|------|--------|
| Date Listed | June 24th, 2025 |
| Days on Market | 20 |
| Zoning | Zone 80 |