



**CUSHMAN &  
WAKEFIELD**  
Edmonton

# FOR SALE

## STANDALONE COMMERCIAL BUILDING

4948 50 Avenue, Rimbey, AB

### PROPERTY HIGHLIGHTS

- Freestanding building with well-maintained improvements
- Corner location with Excellent visibility
- Reception area, 3 offices, 2 washrooms, lunchroom, storage, walk-in vault
- Abundant parking

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## PROPERTY DETAILS

Municipal Address: 4948 50 Avenue, Rimbey, AB

Legal Description: Plan 148BT, Block 11, Lot 1

Zoning: C1 - Central  
Commercial District

Building Size: 4,078 SF

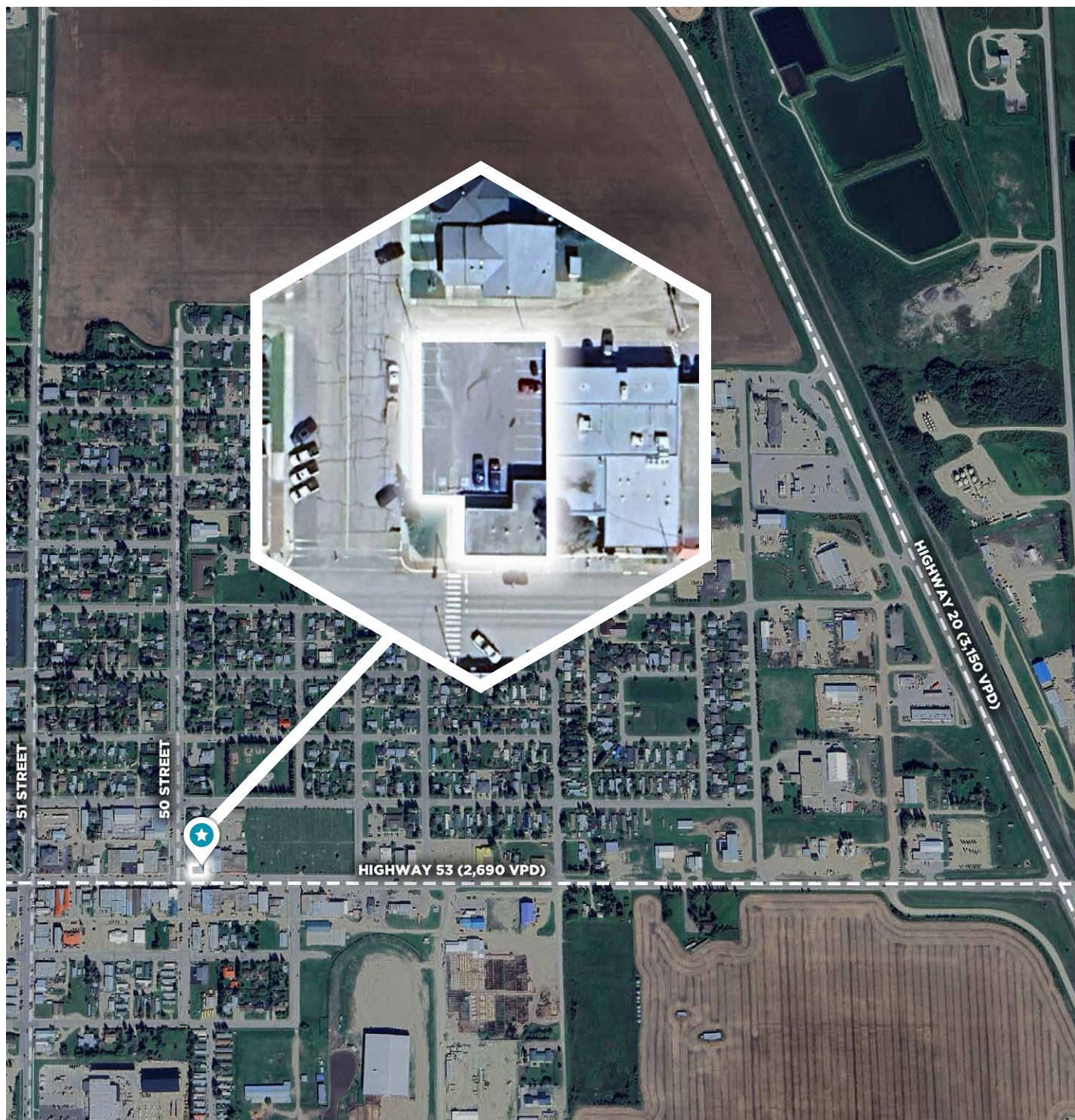
Built: 1964

Property Tax: \$4,231.97 (2024)

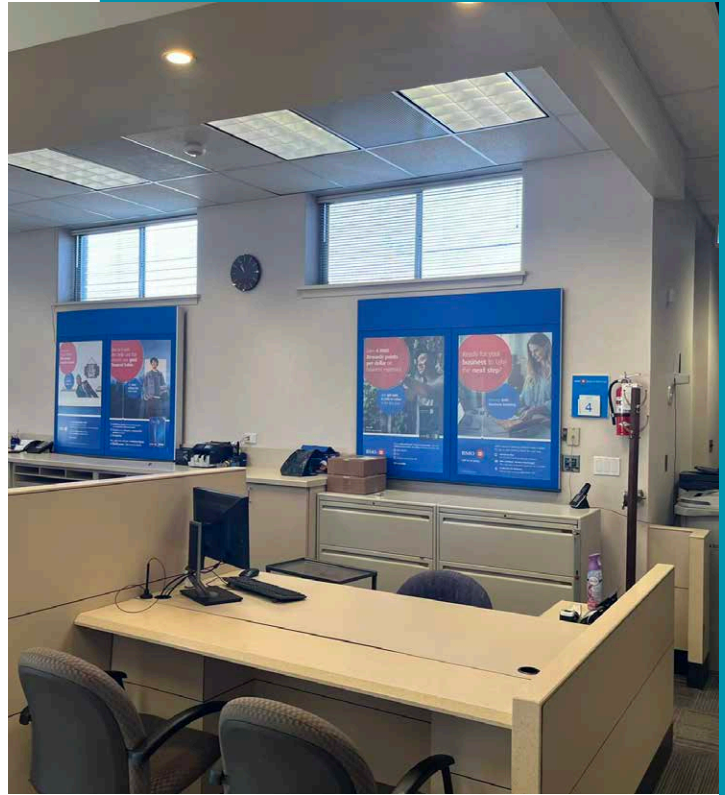
Lot Area: 0.29 Acres (12,741 SF)

**SALE PRICE: \$399,000.00**

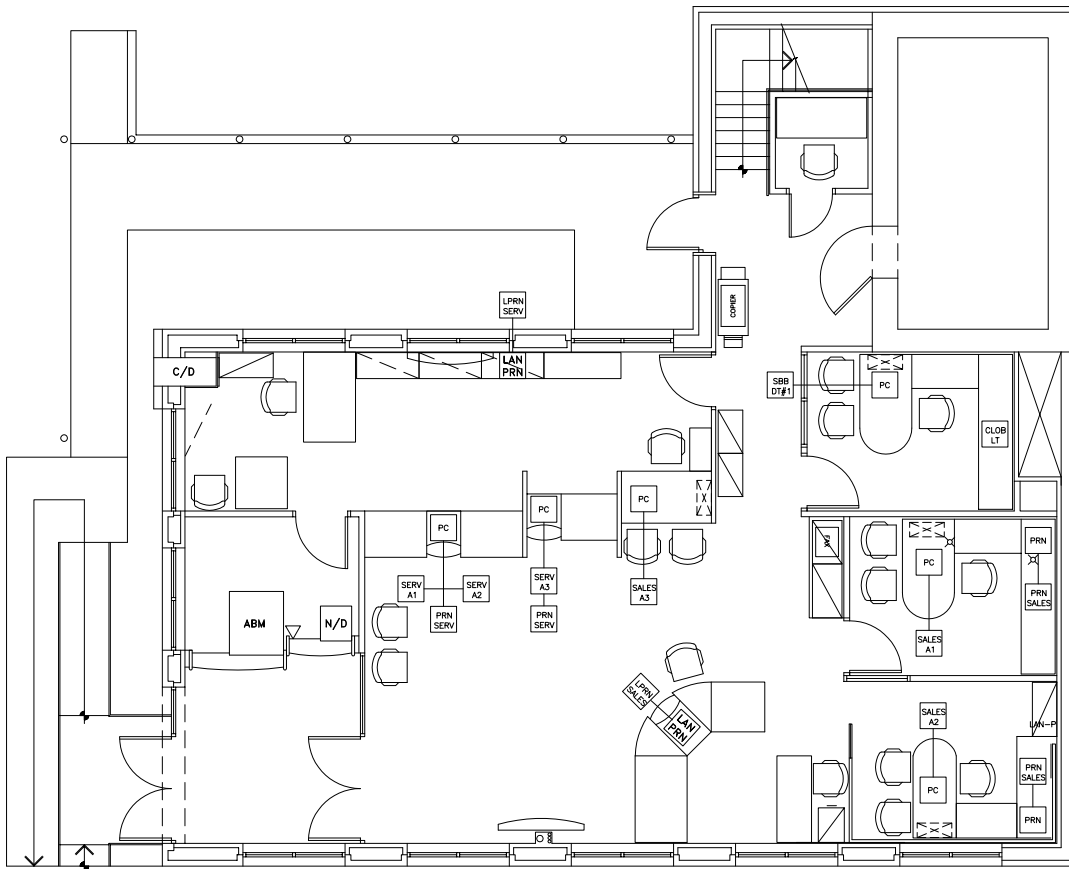
## AERIAL



## PROPERTY PHOTOS

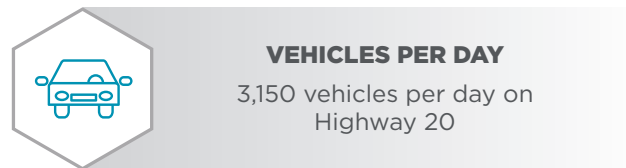
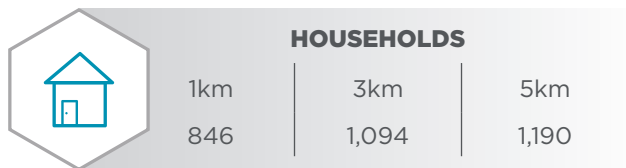
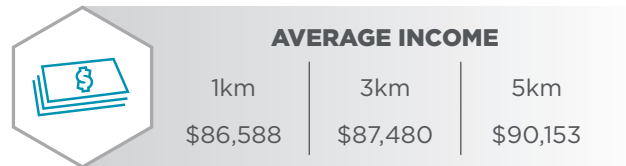
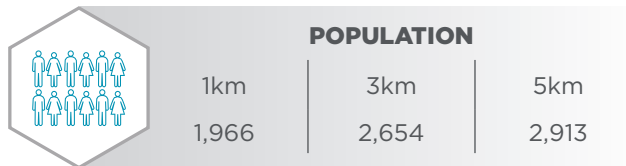


## FLOOR PLAN





# DEMOGRAPHICS



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