# \$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

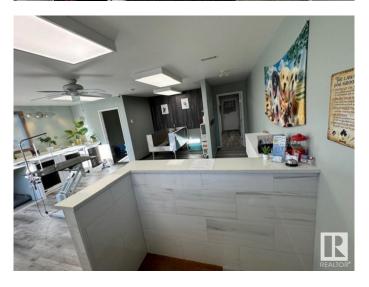
#### **Essential Information**

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**

Date Listed June 24th, 2025

Days on Market 7

Zoning Zone 80

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Listing information last updated on July 1st, 2025 at 3:32pm MDT