

## \$399,000 - 5005 49 A Street, Cynthia

MLS® #E4273497

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

Cynthia, Cynthia, AB

This 7200 sq.ft shop was built in three stages. The original shop and office was 2288 sq.ft built in the 1970's; 1990 addition was 1320 sq.ft; 2012 central addition is 3592 sq.ft, with the addition in 2012 a new roofline was constructed and there is new metal throughout the interior and exterior of the building. Overhead doors in the central bays are 16' and the bays are 70' deep. Tube style radiant heating in the three service bays. Upgraded 200 Amp commercial service. Three piece washroom and coffee bar in lunchroom. Concrete slab in front of bays and office. Main property totals 0.56 acres, with an additional 0.95 acres located at 4913 50 Avenue.

Built in 2012

### Essential Information

MLS® #	E4273497
Price	\$399,000
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Land Commercial
Status	Active

### Community Information

Address 5005 49 A Street



Area	Cynthia
Subdivision	Cynthia
City	Cynthia
County	ALBERTA
Province	AB
Postal Code	T0E 0K0

### **Exterior**

Exterior	Concrete, Wood Frame, Metal
Construction	Concrete, Wood Frame, Metal

### **Additional Information**

Date Listed	January 7th, 2022
Days on Market	1304
Zoning	Zone 90

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Listing information last updated on August 3rd, 2025 at 12:02am MDT