

# \$525,000 - 5209 50 Avenue, Castor

MLS® #A2158425

**\$525,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.13 Acres

NONE, Castor, Alberta

Turn key Auto body business in Castor, metal clad shop built in 1998 is 42x60, three 10x10 bay doors, cement floor with center drain, large office area and bathroom. This opportunity comes with the following assets: 14x28 Atlantic paint booth- semi down draft, High Tech 1.1 million btu air makeup, 2 Viper wheel changers, 6.5 hp air compressor, 7.5 hp air compressor, 10 hp air compressor, 7000 lb 4 post hoist, 2 wall cabinets. Sikken paint system with mixing barrels, 2-9x40 High season Seacan storage units and a completely fenced storage lot 100x115 ft at 5011 50 St . General gross income over the years has been in the range of \$300k-\$500K. Owner will provide financials only with a NDA being signed. Performance Paint and Body Ltd. is the trade name it is operating as now and could be transfered to the new owner. Seller will not finance buyer.



Built in 1998

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2158425   |
| Price      | \$525,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.13       |
| Year Built | 1998       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 5209 50 Avenue               |
| Subdivision | NONE                         |
| City        | Castor                       |
| County      | Paintearth No. 18, County of |
| Province    | Alberta                      |
| Postal Code | T0C0X0                       |

## Interior

|         |                     |
|---------|---------------------|
| Heating | Boiler, Natural Gas |
|---------|---------------------|

## Exterior

|              |                                    |
|--------------|------------------------------------|
| Roof         | Metal                              |
| Construction | Concrete, Metal Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2024 |
| Days on Market | 376               |
| Zoning         | C1                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Sutton Landmark Realty |
|----------------|------------------------|

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