

## \$550,000 - 5004 45 Ave, Mayerthorpe

MLS® #E4424045

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Mayerthorpe, Mayerthorpe, AB

This well-established, family-owned business situated on 0.7 acres of land and offering 2,500 sq. ft. of business space has been serving the community for over 23 years and is located at the high-traffic intersection of 45 Avenue and Crockett 50 Street. The property includes an eat-in dining area, modern washrooms, a commercial kitchen, and a drive-thru. The purchase price includes both the business and the real estate. This turnkey business offers training, phone number, and recipes. Financial information is available. There's plenty of room to grow the business, with vacant land for future development or expansion. Don't miss this opportunity to own a thriving, business with great potential!

Built in 1977

### Essential Information

MLS® #	E4424045
Price	\$550,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Business with Property
Status	Active

### Community Information

Address 5004 45 Ave



Area	Mayerthorpe
Subdivision	Mayerthorpe
City	Mayerthorpe
County	ALBERTA
Province	AB
Postal Code	T0E 1N0

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	57
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 2:32am MDT