

## \$335,000 - 5004 51 Street, Warburg

MLS® #E4423980

**\$335,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Warburg, Warburg, AB

3240 sq/ft Commercial Building just off the main road in Warburg. Lots of upgrades in 2022-2023 including Metal Roof, Evestroughs, Facia, Front Siding, Electrical, Plumbing, Offices, Bathrooms, Heaters, Overhead Doors, Front Doors, Most Windows, Shutters, Insulation, Framing, and More! Split into two parts but a third shop in the back could be resurrected. The South part of the building contains a work space that is fully finished with epoxy coated floors, vinyl wrapped drywall, and an Overhead Door. The Reception space in the front is fully finished with vinyl plank flooring, vinyl wrapped drywall, office with a sink, and a 2 piece bathroom. The North Part of the building has a similar layout with the back work space having a cement floor, heat, water, and overhead door, while the front also has a fully finished reception space with an office, and 2 piece bathroom. The 83'x71' Compound is fenced with a gate providing access to the whole back of the building and overhead doors. Side and Back Lane access.

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4423980  |
| Price     | \$335,000 |
| Bathrooms | 0.00      |



|            |        |
|------------|--------|
| Acres      | 0.00   |
| Year Built | 1978   |
| Type       | Office |
| Status     | Active |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5004 51 Street |
| Area        | Warburg        |
| Subdivision | Warburg        |
| City        | Warburg        |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 2T0        |

### Exterior

|              |                    |
|--------------|--------------------|
| Exterior     | Block, See Remarks |
| Construction | Block, See Remarks |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 58              |
| Zoning         | Zone 90         |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT