

## **\$3,200,000 - 4826 50 Avenue, St. Paul Town**

MLS® #E4447299

**\$3,200,000**

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

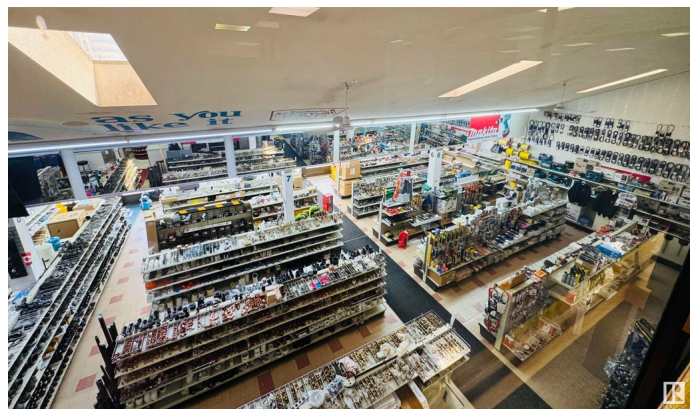
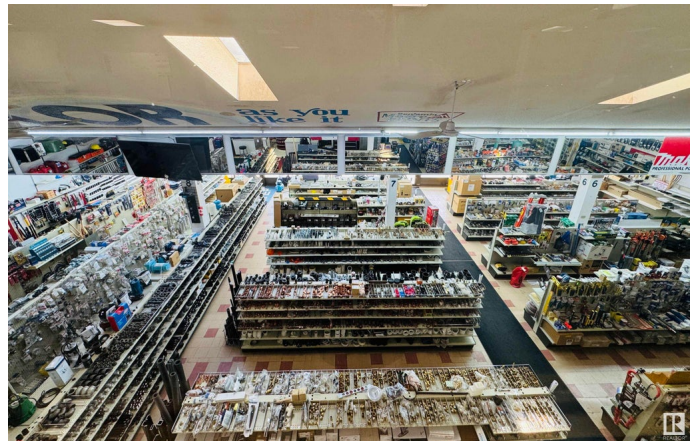
St. Paul Town, St. Paul Town, AB

RARE OPPORTUNITY- THIS IS YOUR CHANCE TO OWN A LONG STANDING CORNERSTONE OF THE ST. PAUL COMMUNITY! Established in 1909, this landmark family-run hardware store has proudly served generations of loyal customers & is now ready for its next chapter. Situated in a high-visibility location on Main Street, the property includes a spacious, fully stocked retail building featuring a wide array of inventory: Benjamin Moore paint, welding supplies, hydraulic hoses, plumbing/heating components, fasteners, tools, seasonal products, all types of welding gases, and steel. If you can't find it here you likely can't find it anywhere. The upper level offers 4 offices & a dedicated filing room, ideal for admin operations or expanding business services. The large back shop is equipped for welding & custom hydraulic hose construction with 2 - 12' overhead doors. This rare offering presents an incredible opportunity to take over a trusted, turn-key business with deep roots in the community & potential for continued growth.

Built in 1962

### **Essential Information**

MLS® #	E4447299
Price	\$3,200,000



Bathrooms	0.00
Acres	0.00
Year Built	1962
Type	Business with Property
Status	Active

### Community Information

Address	4826 50 Avenue
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

### Exterior

Exterior	Block
Roof	Asphalt Shingles, Tar & Gravel
Construction	Block

### Additional Information

Date Listed	July 11th, 2025
Days on Market	2
Zoning	Zone 60

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Listing information last updated on July 13th, 2025 at 6:17am MDT