

**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

**FORMER
FORESTBURG
BMO BRANCH**

4816 50 Street,
Forestburg, AB

REDUCED PRICE!

~~\$225,000.00~~

\$199,999.00

PROPERTY HIGHLIGHTS

- Corner location in central Forestburg
- Freestanding site with well maintained improvements
- Excellent proximity to other amenities
- Secure storage area
- Finished basement

Mark Bowman

Associate

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Adam Martinson

Partner

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**CUSHMAN & WAKEFIELD
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PROPERTY DETAILS

Municipal Address: 4816 50 Street
Forestburg, AB

Legal Description: Plan 8321016, Block 3, Lot 2A

Zoning: C1 - Central Commercial

Building Size: 1,906 SF

Built: 1966

Property Tax: \$2,521.07 (2023)

Lot Area: 0.090 Acres (3,903 SF)

Sale Price: \$199,999.00

AERIAL

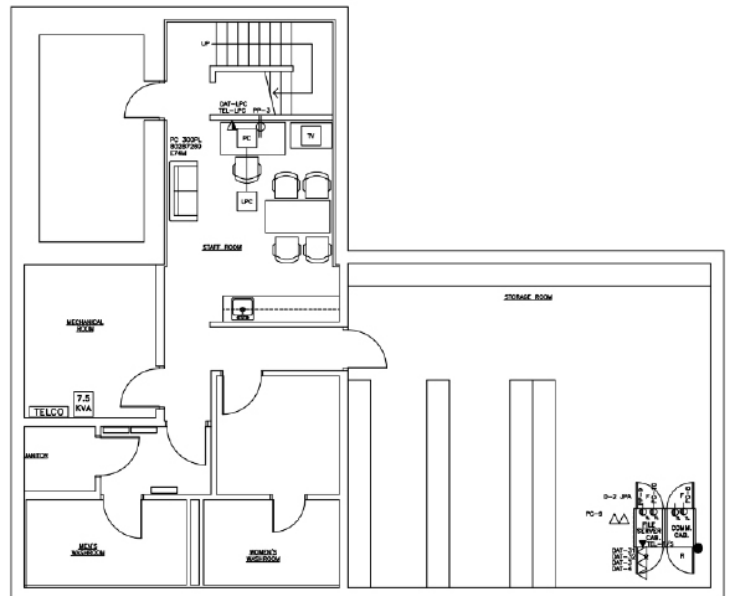
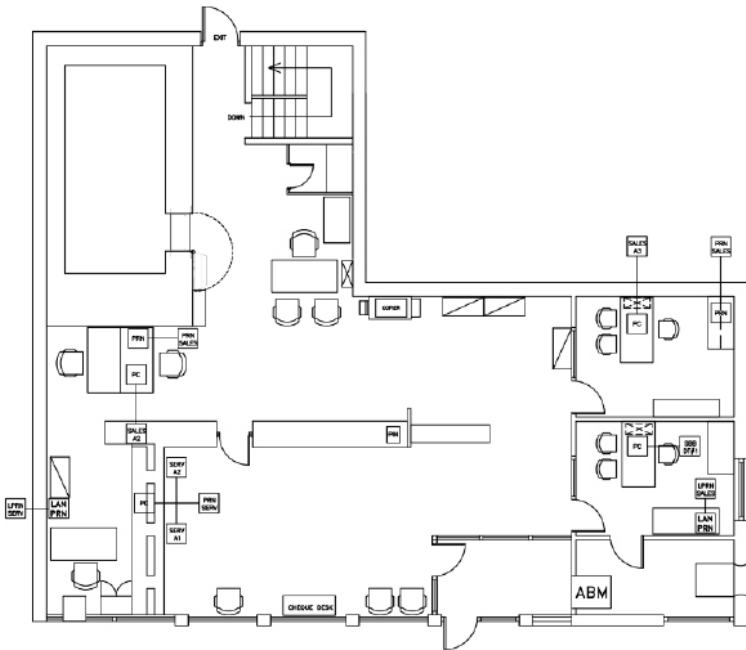


PROPERTY PHOTOS



MAIN FLOOR

BASEMENT



DEMOGRAPHICS

POPULATION	1km	3km	5km
	809	835	901

AVERAGE INCOME	1km	3km	5km
	\$107,674	\$108,401	\$110,186

HOUSEHOLDS	1km	3km	5km
	382	392	418

VEHICLES PER DAY	251 going North and South on 53 Street 425 going East and West on 43 Avenue		



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