

# \$249,900 - 4904 54 Avenue, Provost

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MLS® #A2149106

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Provost, Alberta

Commercial Property for Sale in Provost,  
Alberta

Former Medical and Dental Office

Prime commercial real estate opportunity in the heart of Provost! This versatile property, previously utilized as a doctor's and dentist's office, is perfect for medical professionals or businesses seeking a central location with ample space.

Property Features:

**Location:** Centrally situated in Provost, with easy access to major roads and local amenities.

**Building Size:** Generous floor plan with multiple examination rooms, private offices, and spacious waiting areas.

**Parking:** Ample parking space for clients and staff.

**Accessibility:** Fully accessible building with ramp access and wide doorways.

**Additional Features:** Large reception area, storage rooms, and break room.

**Present Owner** had building inspected before purchasing, and the building was found to be structurally sound.

**Zoning Opportunity:** This property presents a fantastic opportunity to change zoning and convert the space into desperately needed short-term residential accommodations.



Built in 1963

Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2149106   |
| Price      | \$249,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1963       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4904 54 Avenue          |
| Subdivision | NONE                    |
| City        | Provost                 |
| County      | Provost No. 52, M.D. of |
| Province    | Alberta                 |
| Postal Code | T9W 3S0                 |

Amenities

|                |    |
|----------------|----|
| Parking Spaces | 13 |
|----------------|----|

Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt/Gravel  |
| Foundation | Poured Concrete |

Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2024 |
| Days on Market | 338             |
| Zoning         | Institutional   |

Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | ROYAL LEPAGE WRIGHT CHOICE REALTY |
|----------------|-----------------------------------|

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