

\$1,775,000 - 5002 5010 50 Avenue, Two Hills

MLS® #E4335612

\$1,775,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Two Hills, Two Hills, AB

Fully Leased 19,635 sq.ft. retail/office multi tenant strip mall available. Property is located in the central business district in the Town of Two Hills. Fully leased to a diverse tenant mix including a grocery store, ATB Financial, government nonprofit, accounting firm and a local restaurant. Current NOI \$152,678 equates to a 8.6% cap rate at list price. Concrete block structure with various improvements over the past 5 years.

Built in 1978

Essential Information

MLS® #	E4335612
Price	\$1,775,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Retail
Status	Active

Community Information

Address	5002 5010 50 Avenue
Area	Two Hills
Subdivision	Two Hills
City	Two Hills
County	ALBERTA
Province	AB



Postal Code T0B 4K0

Exterior

Exterior Block

Construction Block

Additional Information

Date Listed April 14th, 2023

Days on Market 841

Zoning Zone 60

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 August 1st, 2025 at 11:02pm MDT