

\$799,000 - 5509 46 Street, St. Paul Town

MLS® #E4438540

\$799,000

0 Bedroom, 0.00 Bathroom,
Institutional on 0.00 Acres

St. Paul Town, St. Paul Town, AB

Business Opportunity for the Community
Minded - Want to make a difference in your community? This unique facility that has been licenced in Alberta for many years is the way to do just that. Built above & beyond provincial safety standards, this 1,848 sq ft multi bedroom treatment center includes a large kitchen/living area, laundry and office space. Outside you'll find a large back deck, the 50'x32' school with it's own kitchenette, learning & recreational space, the Iron Horse Trail and access to the small community lake for some recreational fun. To make transition easier, the policy book & all daily forms are included. Grocery stores, gas stations & restaurants are just a few blocks away for convenience of day to day operations. Owner is open to leasing facility to qualified tenants. Check out this unique opportunity today.

Built in 2004

Essential Information

MLS® #	E4438540
Price	\$799,000
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Institutional
Status	Active



Community Information

Address	5509 46 Street
Area	St. Paul Town
Subdivision	St. Paul Town
City	St. Paul Town
County	ALBERTA
Province	AB
Postal Code	T0A 3A1

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	May 23rd, 2025
Days on Market	70
Zoning	Zone 60

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Listing information last updated on August 1st, 2025 at 9:47am MDT