

# \$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       849

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 10th, 2025 at 11:02am MDT