

## \$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	37
Zoning	Zone 60

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Listing information last updated on June 29th, 2025 at 5:02pm MDT