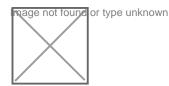


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4809 48 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Athabasca, Alberta Listing ID: 27749

MLS ID: A2099289

\$279,900



- **△** PAMELA ERGANG
- **2** (780) 689-6856
- **2** 780-675-3332
- 4809 48 Street , Athabasca , Alberta T9S 1R3

Transaction Type

For Sale

Days On Market

502

Zoning

C1

Subdivision

Athabasca Town

Building Type

Year Built

Free-Standing

1996

Structure Type

Office

Property Type Commercial **Property Sub Type**

Office

Legal Plan

8672S

Building Area (Sq. Ft.)

Building Area (Sq. M.)

005.00

1295.00

120.31

Lot Size (Sq. Ft.)

In Floor, Natural Gas

4560

Lot Size (Acres)

0.10

Foundation

Slab

Heating

Access to Property

Back Alley Access, Paved Road, Public

Inclusions

fridge, microwave

Restrictions

Reports

None Known None

Commercial building in exceptional condition and ready for new ownership. Easy transition for your existing or new business. Excellent location within walking distance to downtown, readily available parking out front and back. Well maintained, renovated and ready for your personalization. 10 ft ceiling, beautiful tile flooring throughout, large scale wall murals make every space unique. Building use is versatile and can be easily adjusted to fit your needs. Current layout offers a large open main reception and office space, 2 large private offices, kitchen with eating area, and bathroom. Quick possession available. Built in 1996, wheelchair accessible, ample parking in the back with private outdoor sitting area. Immediate possession available.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.