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## 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**  
 (780) 689-6856

 **3% REALTY PROGRESS**  
 780-675-3332

 4809 48 Street , Athabasca , Alberta T9S 1R3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 502	<b>Zoning</b> C1
<b>Subdivision</b> Athabasca Town	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1996
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 8672S	<b>Building Area (Sq. Ft.)</b> 1295.00	<b>Building Area (Sq. M.)</b> 120.31
<b>Lot Size (Sq. Ft.)</b> 4560	<b>Lot Size (Acres)</b> 0.10	<b>Foundation</b> Slab
<b>Heating</b> In Floor,Natural Gas	<b>Access to Property</b> Back Alley Access,Paved Road,Public	<b>Inclusions</b> fridge, microwave
<b>Restrictions</b> None Known	<b>Reports</b> 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.

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