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4809 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Athabasca, Alberta



Listing ID:
28108

MLS ID:
A2133932

\$254,900



 **SHAHIRA BURY**
 (780) 675-0800

 ROYAL LEPAGE COUNTY REALTY
 780-675-5511

 4809 50 STREET , Athabasca , Alberta T9S 1C8

Transaction Type For Sale	Title Fee Simple	Days On Market 468
Zoning C1	Subdivision NONE	Building Type Free-Standing,Mixed Use,Retail,Street Level Storefront
Year Built 1980	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Legal Plan 5329AC	Building Area (Sq. Ft.) 1224.00
Building Area (Sq. M.) 113.71	Lot Size (Sq. Ft.) 6000	Lot Size (Acres) 0.14
Roof Asphalt Shingle	Foundation Poured Concrete	Cooling None
Heating Floor Furnace	Inclusions n/a	Restrictions None Known
Reports None		

This 1,220 sq. ft. commercial building is ideally situated just off Main Street, providing excellent visibility to local residents, tourists, and traffic en route to Slave Lake or Fort McMurray. The building is currently leased (triple net) to an anchor tenant on a 5-year term, with 2 years remaining and an option for renewal. The main level features an open retail space, offices, a staff room, and a full bathroom. Additionally, there is a full basement and an extension built at the back entrance connecting to the garage/warehouse space. The garage measures 26' x 32' and includes a large overhead door that opens to the back parking area and alley, facilitating easy deliveries. The property offers parking for up to 5 vehicles at the back, with additional Main Street parking available for customers. The current lease agreement does not grant the tenant use of the garage, presenting an opportunity to sublet that space or retain it for personal use while leasing the building. This property represents a great rental investment opportunity.

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