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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
- **2** 780-675-5511
- 4809 50 STREET, Athabasca, Alberta T9S 1C8

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

527

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

1224.00

Building Area (Sq. M.)

113.71

Lot Size (Sq. Ft.)

6000

Lot Size (Acres)

Building Area (Sq. Ft.)

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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