

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.

4810 49 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Athabasca, Alberta

Listing ID:
29987

MLS ID:
A2203992

\$599,900



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

 Royal LePage Premier Real Estate

 4810 49 Street , Athabasca , Alberta T9S 1C3

Transaction Type	Days On Market	Zoning
For Sale	323	C1
Subdivision	Building Type	Year Built
Athabasca Town	Mixed Use,Office Building,Retail,Street Level Storefront	1998
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
8672S	4269.00	396.60
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
9000	0.21	n/a
Restrictions	Reports	
None Known	None	

This spacious and highly adaptable commercial building is located in downtown Athabasca. Situated on 49 Street, this property offers ground-level access with no stairs and large windows that flood the space with natural light, making it ideal for a wide range of businesses. Whether you're envisioning office space, retail, a restaurant, personal training or wellness studio, or something entirely unique, the multi-purpose layout supports it all. The north side of the building features two full, separate bathrooms with shower stalls and an additional wheelchair-accessible washroom. There is also a private office in the main open area and a separate enclosed room (approx. 18' x 25') with its own exterior entrance, offering even more flexibility for use or rental. The south side of the building is currently divided into individual rooms (some already rented out), along with a shared washroom, a small office kitchen, laundry, and a cozy waiting area with access to the back parking lot. Thanks to its layout, the property could be further sublet to multiple tenants, making it a fantastic investment opportunity. You could easily run your own business from one section while using the rental income from the rest to offset overhead costs. Off-street parking out front and parking lot in the rear with 8 stalls. Whether you're an entrepreneur looking to launch or grow your business or an investor seeking an income-producing asset, this property offers incredible value and endless potential.

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.