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5111 60 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Athabasca, Alberta

Listing ID:
31750

MLS ID:
A2249657

\$385,000



 **RADELL BENNETT**
 (780) 689-9245

 Royal LePage Premier Real Estate

 5111 60 Street , Athabasca , Alberta T9S 1G2

Transaction Type	Title	Days On Market
For Sale	Fee Simple	166
Zoning	Subdivision	Building Type
C3	Athabasca Town	See Remarks
Year Built	Structure Type	Property Type
1950	Mixed Use	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	ATHABAS	1654.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
153.66	136778	3.14
Roof	Electric	Cooling
Asphalt Shingle	100 Amp Service	None
Heating	Access to Property	Inclusions
Forced Air,Natural Gas	Gravel Road	N/A
Restrictions	Reports	
None Known	Aerial Photos,Title	

Discover the potential of this 3.14-acre commercial property conveniently located on the west side of the Town of Athabasca, offering a unique blend of visibility, space, and scenic beauty. Although you are located on a side road, you have great highway frontage for advertising. One of the standout features of this property is its expansive open space with stunning views of the Athabasca River, providing a picturesque backdrop rarely found in commercial listings. Whether you're looking to expand your business or develop something new, this location offers unmatched versatility. Included on the property is an older home and a double detached garage that are currently rented. The site is fully serviced with power, natural gas, cistern for water and septic holding tank. This is a rare opportunity to own a sizable, well-located parcel with built-in infrastructure in one of northern Alberta's most charming communities.

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