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