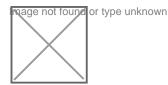


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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
- **2** (780) 689-9245
- ROYAL LEPAGE COUNTY REALTY
- **2** 780-675-5511
- 5111 60 Street , Athabasca , Alberta T9S 1G2

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

44

Zoning

C3

Subdivision

Athabasca Town

Building Type See Remarks

Year Built

1950

Structure Type

1950

Mixed Use

**ATHABAS** 

Property Type Commercial

**Property Sub Type** 

Mixed Use

Legal Plan

1654.00

Building Area (Sq. M.)

Lot Size (Sq. Ft.)

Building Area (Sq. Ft.)

153.66

136778

Lot Size (Acres)

3.14

N/A

Roof

Electric

100 Amp Service

Cooling None

**Inclusions** 

Heating

Forced Air, Natural Gas

**Access to Property** 

Restrictions

Asphalt Shingle

Reports

Gravel Road

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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