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## 5902 ALEXANDER AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Athabasca, Alberta



**Listing ID:**  
31783


**MLS ID:**  
A2250182

**\$625,000**



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

 **ROYAL LEPAGE COUNTY REALTY**  
 780-675-5511

 5902 Alexander Avenue , Athabasca , Alberta T9S 0A1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 42
<b>Zoning</b> M	<b>Subdivision</b> Athabasca Town	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2005	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8221049	<b>Building Area (Sq. Ft.)</b> 6000.00
<b>Building Area (Sq. M.)</b> 557.41	<b>Lot Size (Sq. Ft.)</b> 84506	<b>Lot Size (Acres)</b> 1.94
<b>Roof</b> Metal	<b>Cooling</b> Central Air	<b>Heating</b> In Floor,Natural Gas
<b>Access to Property</b> Paved Road	<b>Inclusions</b> Racking, 3 desks, fridge.	<b>Restrictions</b> None Known
<b>Reports</b> None		

Great opportunity to own your own property located in the Athabasca Industrial Park. This 6,000 sq ft commercial/industrial building is well-suited for a variety of business opportunities. The shop area features 18' ceilings, five 16' overhead doors (four at the front, one at the back), a concrete floor with sump drain, and a mezzanine for additional storage, where utilities are housed. Ample natural light makes the workspace bright and functional. The office portion is designed to support operations with the main level offering four offices, a kitchen area, storage, and washroom. Upstairs adds even more flexibility with three additional offices and another washroom. With its combination of shop space, storage, and professional office layout, this property is ideal for businesses looking to establish or expand in Athabasca's established industrial area.

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