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4803 50 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Athabasca, Alberta



Listing ID:
32253


MLS ID:
A2259420

\$1,300,000



 **PAMELA ERGANG**
 (780) 689-6856

 3% Realty Progress
 780-675-3332

 4803 50 Street , Athabasca , Alberta T9S 1C8

Transaction Type For Sale	Days On Market 208	Zoning C1
Subdivision NONE	Year Built 2010	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 5329AC
Building Area (Sq. Ft.) 8103.00	Building Area (Sq. M.) 752.79	Lot Size (Sq. Ft.) 12000
Lot Size (Acres) 0.28	Roof Metal	Foundation Slab
Cooling Central Air	Heating Boiler,Forced Air,Natural Gas	Access to Property Back Alley Access,Front and Rear Drive access,Direct Access,On Major Traffic Route,Paved Road,Visual Exposure
Inclusions none	Restrictions None Known	Reports Call Lister

One of Athabasca's signature retail/office buildings on two corner lots with Highway 2 frontage. Offering an elevated customer experience, no expense was spared on the details of this development. 12 ft high ceilings throughout, plus additional vault in Unit A to the open second level. Unit A is just over 4700 sq ft on the main level with a 1400 sq ft mezzanine. Additional enclosed room with enhanced ventilation, currently used as a printing room. Mezzanine with kitchen is wide open to the main level, showcasing the custom built solid log staircase and railing. Both Units B and C are just under 1000 sq ft, fully open and customizable spaces, with self contained kitchen and bathroom. Prime location on main street, spacious side boardwalk. Low maintenance building has a metal roof and hardy board siding, with river rock trim. In-floor heat throughout.

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