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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

**2** 780-675-3332

4803 50 Street , Athabasca , Alberta T9S 1C8

Transaction TypeDays On MarketZoningFor Sale62C1

SubdivisionYear BuiltStructure TypeNONE2010Mixed Use

Property TypeProperty Sub TypeLegal PlanCommercialMixed Use5329AC

Building Area (Sq. M.) Lot Size (Sq. Ft.)

8103.00 752.79 12000

Lot Size (Acres) Roof Foundation

0.28 Metal Slab

Cooling Heating Access to Property

Back Alley Access, Front and Rear Drive

Central Air Boiler,Forced Air,Natural Gas access,Direct Access,On Major Traffic Route,Paved Road,Visual Exposure

InclusionsRestrictionsReportsnoneNone KnownCall 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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