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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	Days On Market	Zoning
For Sale	144	C1
Subdivision	Year Built	Structure Type
NONE	2010	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	5329AC
Building Area (Sq. Ft.)	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
Central Air	Boiler,Forced Air,Natural Gas	Back Alley Access,Front and Rear Drive access,Direct Access,On Major Traffic Route,Paved Road,Visual Exposure
Inclusions	Restrictions	Reports
none	None Known	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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