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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

1

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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