

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5302 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Athabasca, Alberta

Listing ID:
33791

MLS ID:
A2282381

\$749,900



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

 **3% Realty Progress**
 780-675-3332

 **5302 50 Avenue , Athabasca , Alberta T9S 1G8**

Transaction Type	Zoning	Subdivision
For Sale	C2	Athabasca Town
Building Type	Year Built	Structure Type
Commercial Mix	2015	Multi Unit
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	8672S
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
6365.00	591.32	12000
Lot Size (Acres)	Roof	Foundation
0.28	Metal	Slab
Heating	Access to Property	Inclusions
Natural Gas	Accessible to Major Traffic Route	none
Restrictions	Reports	
None Known	Floor Plans	

Prime location close to the downtown core with high visibility on Highway 2. Over 6,000 sq ft of flexible space, this structure was developed to accommodate any type of business. Whether you require maximum open space for large projects, warehouse storage, studio style or separated office space, this building can deliver. Already separated into 3 units, if you require more space the upper and lower units could easily be combined for separate work and office space. Unit A - 2128 sq ft, is already occupied by an established long term tenant, providing stable income. Unit B – 1870 sq ft, ground level, has a finished front office space, back work area is mainly open with kitchen, 2 private bathrooms and utility. Unit C – 1967 sq ft, upper level, is a wide open, versatile space with a wall of windows facing the Athabasca River, creating a pleasant environment full of natural light. Private bathroom and utility. Could easily be sectioned into closed stations for privacy. With the prime highway frontage, the second level has an advantage of reduced road noise, and private balcony that's only accessible from inside the unit. Large overhead doors on the ground level units provide easy access for vehicles or deliveries, or if not required still offer tons of natural light. Units A and C have central air conditioning. Raise the bar, this exceptional building will attract clients, and keep them wanting to come back. Seller is motivated and will consider trades for land or residential real estate.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.