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## 5002 43 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Athabasca, Alberta

**Listing ID:**  
34111

**MLS ID:**  
A2288354

**\$470,000**



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

 3% Realty Progress  
 780-675-3332

 5002 43 Street , Athabasca , Alberta T9S 1M4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> M	<b>Subdivision</b> Athabasca Town	<b>Structure Type</b> None
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 7284AE
<b>Building Area (Sq. Ft.)</b> 0.00	<b>Building Area (Sq. M.)</b> 0.00	<b>Lot Size (Sq. Ft.)</b> 19166
<b>Lot Size (Acres)</b> 0.44	<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,On Major Traffic Route	<b>Inclusions</b> NA
<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos	

If you need the best location possible to ensure your business thrives, this lot offers total versatility and maximum exposure on two intersecting highway routes through town. Zoned industrial, yard is completely fenced and currently used for commercial storage. But was once the home of a vibrant restaurant with the most amazing view overlooking the river and downtown core. Could also work well for office or retail space.

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