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## 4303 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Athabasca, Alberta



**Listing ID:**  
34112


**MLS ID:**  
A2288355

**\$990,000**



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

 3% Realty Progress  
 780-675-3332

 4303 50 Avenue , Athabasca , Alberta T9S 1M4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 108
<b>Zoning</b> M	<b>Subdivision</b> Athabasca Town	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2012	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1322763	<b>Building Area (Sq. Ft.)</b> 3457.00
<b>Building Area (Sq. M.)</b> 321.16	<b>Lot Size (Sq. Ft.)</b> 43560	<b>Lot Size (Acres)</b> 1.00
<b>Construction Type</b> Metal Frame	<b>Roof</b> Metal	<b>Foundation</b> Slab
<b>Access to Property</b> On Major Traffic Route, Visual Exposure	<b>Inclusions</b> none	<b>Restrictions</b> Utility Right Of Way

#### Reports

Title

Prime location with maximum exposure on two intersecting highway routes through town. Just over 3400 sq ft, metal frame and siding with mono slope metal roof, built in 2012. 650 sq ft of office/storage space, 60 ft x 33.5 ft shop space, and 18.9 ft x 33.5 ft wash bay. Three 14 ft high x 14.5 ft wide doors, plus one 12 ft high x 10.5 ft wide. Excellent long term tenant in place. Zoned industrial, yard is completely fenced for secure outdoor storage. If more land is required, the adjoining vacant lot is also available for sale.

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