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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

Transaction Type For Sale	Title Fee Simple	Days On Market 48
Zoning M	Subdivision Athabasca Town	Building Type Commercial Mix
Year Built 2012	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1322763	Building Area (Sq. Ft.) 3457.00
Building Area (Sq. M.) 321.16	Lot Size (Sq. Ft.) 43560	Lot Size (Acres) 1.00
Construction Type Metal Frame	Roof Metal	Foundation Slab
Access to Property On Major Traffic Route, Visual Exposure	Inclusions none	Restrictions 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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