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## 4915A 49 STREET FOR SALE

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Commercial Real Estate > Commercial Property for Sale

**Location**  
Athabasca, Alberta

**Listing ID:**  
34223

**MLS ID:**  
A2290147

**\$325,000**



 **RADELL BENNETT**  
 (780) 689-9245

 Royal LePage Premier Real Estate

 4915A 49 Street , Athabasca , Alberta T9S 1C5

**Transaction Type**

For Sale

**Days On Market**

63

**Zoning**

C1

**Subdivision**

Athabasca Town

**Building Type**Office Building,Retail,Street Level  
Storefront,Walk-up**Year Built**

1980

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

782 2490

**Building Area (Sq. Ft.)**

4750.00

**Building Area (Sq. M.)**

441.29

**Lot Size (Sq. Ft.)**

3000

**Lot Size (Acres)**

0.07

**Roof**

Flat,Tar/Gravel

**Foundation**

Poured Concrete

**Cooling**

None

**Heating**

Make-up Air,Natural Gas

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

None

This 2 story commercial space is so versatile you won't want to miss out. The main floor features over 2300 square feet and has a large main office area, 2 washrooms and 4 offices in the back. The second level has access from the street and features a kitchen area, board room, 2 washrooms and lots of open space. The view is gorgeous from the second level windows! Occupy one floor and rent out the other or fully utilize the space for your expanding business on the busiest street in the beautiful Town of Athabasca.

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