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## 4809 50 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Athabasca, Alberta

**Listing ID:**  
34328

**MLS ID:**  
A2290203

**\$254,900**



 **SHAHIRA BURY**  
 (780) 675-0800

 Royal LePage Premier Real Estate

 4809 50 STREET , Athabasca , Alberta T9S 1C8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 65
<b>Zoning</b> C1	<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing,Mixed Use,Retail,Street Level Storefront
<b>Year Built</b> 1980	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> 5329AC	<b>Building Area (Sq. Ft.)</b> 1224.00
<b>Building Area (Sq. M.)</b> 113.71	<b>Lot Size (Sq. Ft.)</b> 6000	<b>Lot Size (Acres)</b> 0.14
<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete	<b>Cooling</b> None
<b>Heating</b> Floor Furnace	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b> Leases		

This 1,220 sq. ft. commercial building is ideally situated just off Main Street, providing excellent visibility to local residents, tourists, and traffic en route to Slave Lake or Fort McMurray. The building is currently leased (triple net) to an anchor tenant on a 5-year term, with 2 years remaining and an option for renewal. The main level features an open retail space, offices, a staff room, and a full bathroom. Additionally, there is a full basement and an extension built at the back entrance connecting to the garage/warehouse space. The garage measures 26' x 32' and includes a large overhead door that opens to the back parking area and alley, facilitating easy deliveries. The property offers parking for up to 5 vehicles at the back, with additional Main Street parking available for customers. The current lease agreement does not grant the tenant use of the garage, presenting an opportunity to sublet that space or retain it for personal use while leasing the building. This property represents a great rental investment opportunity.

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