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4913 49 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Athabasca, Alberta


Listing ID:
35030


MLS ID:
A2304835

\$189,000



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

 Royal LePage Premier Real Estate

 4913 49 Street , Athabasca , Alberta T9S 1C5

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning C1	Subdivision Athabasca Town	Year Built 1953
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan RN5(V)	Building Area (Sq. Ft.) 2460.00	Building Area (Sq. M.) 228.54
Lot Size (Sq. Ft.) 6000	Lot Size (Acres) 0.14	Roof Flat,Membrane
Foundation Block,Other,Poured Concrete	Electric 100 Amp Service	Cooling Central Air
Heating High Efficiency,Natural Gas	Inclusions N/A	Restrictions None Known
Reports Sewer Report		

Are you looking for an affordable commercial property, I've got you covered! Situated on busy 49th Street in the gorgeous town of Athabasca, over 2400 sq ft of main level retail space with large windows and a tenant suite with a separate entrance. Upgrades on this concrete block construction building include a roof that is 6 years old, new high efficiency furnace, air conditioning, hot water tank, upgraded electrical, upgraded LED lighting and upgraded pex water lines. Currently the building is operating as a retail space, but there are so many possibilities. Great street frontage, lots of parking in the back and centrally located in the heart of town.

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