

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4917B 49 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Athabasca, Alberta

**Listing ID:**  
35401


**MLS ID:**  
A2314302

**\$145,000**



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

 Royal LePage Premier Real Estate

 4917B 49 Street , Athabasca , Alberta T9S 1C5

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> C1	<b>Subdivision</b> Athabasca Town	<b>Building Type</b> Low Rise (2-4 stories),Office Building
<b>Year Built</b> 1979	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> RN5 V	<b>Building Area (Sq. Ft.)</b> 3200.00
<b>Building Area (Sq. M.)</b> 297.29	<b>Lot Size (Sq. Ft.)</b> 3000	<b>Lot Size (Acres)</b> 0.07
<b>Roof</b> Flat,Membrane	<b>Cooling</b> None	<b>Heating</b> Make-up Air,Natural Gas
<b>Inclusions</b> Fridge	<b>Restrictions</b> None Known	<b>Reports</b> None

Office building located on the busiest street in the beautiful Town of Athabasca. This 2 story building was constructed in 1979 of concrete block. Solid build, but it will need some TLC as things have aged over time. Separate suite upstairs that could be rented out if the space is too large. If you are ready to take on a bit of a project, this may be it.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.