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## 4902 49 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Athabasca, Alberta



**Listing ID:**  
18498


**MLS ID:**  
A2025839

**\$449,000**



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

 **ROYAL LEPAGE COUNTY REALTY**  
 780-675-5511

 4902 49 Street , Athabasca , Alberta T9S 1C2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 444
<b>Year Built</b> 1948	<b>Lot Size (Acres)</b> 0.14	<b>Zoning</b> C1
<b>Subdivision</b> Athabasca Town	<b>Building Type</b> Mixed Use	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 8672S
<b>Building Area (Sq. Ft.)</b> 4174.00	<b>Building Area (Sq. M.)</b> 387.77	<b>Lot Size (Sq. Ft.)</b> 6000
<b>Footprint (Sq. Ft.)</b> 2087	<b>Construction Type</b> Stucco	<b>Roof</b> Asphalt/Gravel,Flat
<b>Foundation</b> Poured Concrete	<b>Cooling</b> None	<b>Lot Features</b> Back Lane,City Lot,Corner Lot
<b>Access to Property</b> Back Alley Access,Paved Road	<b>Inclusions</b> 3 fridges, 3 stoves, 3 dishwashers, 3 hood fans, coin operated washer and dryer.	<b>Restrictions</b> None Known
<b>Reports</b> None	<b>Heating</b> Forced Air,Natural Gas	

Looking for an investment property with a great return. Located on the corner of 49th and 49th in beautiful Athabasca, Alberta this property has been updated and very well maintained. The street level has 2 leased spaces, one to a busy hair salon and the other to a thriving esthetics studio. Both units have been updated nicely. The concrete basement is unfinished and can be used for extra storage. The stairway to the top floor is wide and leads to 3 private one bedroom suites. This level as totally renovated and all suites have stainless steel appliances, laminate and ceramic floors and newer windows. Shared coin operated laundry completes this level. Currently 2 suites are operating as Airbnb rentals and the third has an anchor tenant.

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