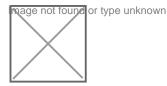


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4902 49 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Athabasca, Alberta Listing ID: 18498 MLS ID: A2025839

\$449,000



- A RADELL BENNETT
- **2** (780) 689-9245
- ROYAL LEPAGE COUNTY REALTY
- **2** 780-675-5511
- 4902 49 Street , Athabasca , Alberta T9S 1C2

Transaction Type

For Sale

Title

Fee Simple

Days On Market

444

Year Built

1948

Lot Size (Acres)

0.14

Zoning

C1

Subdivision

Athabasca Town

Building TypeMixed Use

Structure Type Mixed Use

Property Type

Commercial

Property Sub Type

Legal Plan 8672S

Building Area (Sq. Ft.)

4174.00

Building Area (Sq. M.)

387.77

Mixed Use

Lot Size (Sq. Ft.)

6000

Footprint (Sq. Ft.)

2087

Construction Type

Stucco

Roof

Asphalt/Gravel,Flat

Foundation

Poured Concrete

Cooling

None

Lot Features

Back Lane, City Lot, Corner Lot

Inclusions

Access to Property

Back Alley Access, Paved Road

3 fridges, 3 stoves, 3 dishwashers, 3

hood fans, coin operated washer and

dryer.

Restrictions

None Known

Reports

Heating

None 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.

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.