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## 4919 49 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Athabasca, Alberta



**Listing ID:**  
19879


**MLS ID:**  
A2016853

**\$469,900**



 **BOBBI DAWSON**  
 (780) 876-9776

 RE/MAX Grande Prairie  
 780-538-4747

 4919 49 Street , Athabasca , Alberta T9S1C5

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 474
<b>Year Built</b> 1970	<b>Lot Size (Acres)</b> 0.21	<b>Zoning</b> C-1
<b>Subdivision</b> Athabasca Town	<b>Building Type</b> Retail	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> RN5 (V)
<b>Building Area (Sq. Ft.)</b> 7125.00	<b>Building Area (Sq. M.)</b> 661.93	<b>Lot Size (Sq. Ft.)</b> 9147
<b>Construction Type</b> Concrete,Stone,Veneer	<b>Roof</b> Tar/Gravel	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Other	<b>Lot Features</b> Low Maintenance Landscape,Street Lighting,Near Public Transit,Yard Lights,Paved	<b>Commercial Amenities</b> Emergency Lighting,Intercom,Lunchroom,Storefront
<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Major Shopping Center,Major Shopping Nearby,On Major Traffic Route,Public,Public Transportation Nearby	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None	<b>Heating</b> Forced Air,Natural Gas	

Attention investors.... Take advantage of this 7125 sq ft commercial building situated in the heart of downtown Athabasca that fronts a heavily trafficked pedestrian-oriented roadway known as 49 Street. This high visibility location is the hub of Athabasca and is within walking distance to local retail, business, schools and neighborhoods, making this location very convenient for all types. This exceptionally well-maintained building has had many renovations over the years. Constructed with concrete building blocks, built out with a large open retail area, loading storage area, staff lunchroom, 2-piece bathrooms, and manager's office with 10 FT ceiling clearance is home to long-term tenants known as the local Fields store. Offering an additional opportunity to purchase MLS#A2018177 makes this an investor's dream. Call your commercial agent for more details.

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