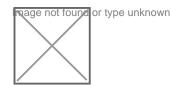


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

2 (780) 876-9776

RE/MAX Grande Prairie

2 780-538-4747

4919 49 Street , Athabasca , Alberta T9S1C5

Transaction Type

For Sale

Title

Fee Simple

Days On Market

474

Year Built

1970

Lot Size (Acres)

0.21

Zoning

C-1

Subdivision

Athabasca Town

Building Type

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Retail

Legal Plan

RN5 (V)

Building Area (Sq. Ft.)

7125.00

Building Area (Sq. M.)

661.93

Lot Size (Sq. Ft.)

9147

Construction Type

Concrete, Stone, Veneer

Roof Tar/Gravel Foundation
Poured Concrete

Lot Features

Cooling Other Low Maintenance Landscape, Street Lighting, Near Public Transit, Yard

Lights,Paved

Commercial Amenities

Emergency

Lighting,Intercom,Lunchroom,Storefront

Access to Property

Accessible to Major Traffic Route, Back

Alley Access, Major Shopping Center, Major Shopping Nearby, On Major Traffic Route, Public, Public

Transportation Nearby

Inclusions

N/A

Restrictions

None Known

Reports Heating

None 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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