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## 4016 53 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Athabasca, Alberta



**Listing ID:**  
21101


**MLS ID:**  
A2053063

**\$685,900**



 **DEREK HALL**  
 (780) 505-2030

 **3% REALTY PROGRESS**  
 780-675-3332

 4016 53 Street , Athabasca , Alberta T9S 1B3

**Transaction Type**

For Sale

**Days On Market**

338

**Zoning**

M-Industrial

**Subdivision**

Athabasca Town

**Building Type**

Free-Standing

**Year Built**

1983

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

8422483

**Building Area (Sq. Ft.)**

5027.00

**Building Area (Sq. M.)**

467.02

**Lot Size (Sq. Ft.)**

49222

**Lot Size (Acres)**

1.13

**Inclusions**

all operations-related equipment and machinery in use in the building  
mechanical rooms and bays, red shed in yard

**Restrictions**

None Known

**Reports**

Appraisal

Established business, building, and property for sale. This is a rare opportunity - a busy and thriving operation and a well-maintained facility. Two large two-vehicle drivethrough washbays and offices, plus an additional leased office space. Over an acre of land in the Town of Athabasca, well-located, with easy access to Highway 2. This is a turnkey operation, ready for a new owner.

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