

# \$995,000 - 4820 51 Street, Athabasca

MLS® #A2065704

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Athabasca Town, Athabasca, Alberta

Great location and lots of parking! Located a block off main street in the busy Town of Athabasca, this property is ready for its next owner. With 158 seating capacity this is one of the larger restaurants in town. Includes 2 dining room spaces and a banquet room. Plus the large paved parking lot in the downtown core will definitely help accelerate your business. The building also comes with everything in the restaurant to help get you started. There is also a 4 bedroom, 1 bathroom, 726 sq. ft. house included. Perfect for staff quarters or a rental for extra income.

Built in 1992

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2065704   |
| Price      | \$995,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1992       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4820 51 Street   |
| Subdivision | Athabasca Town   |
| City        | Athabasca        |
| County      | Athabasca County |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T9S 1E5 |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
|-----------|-------------------------------------------------------------------------------------------------|

|                |    |
|----------------|----|
| Parking Spaces | 40 |
|----------------|----|

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

### Exterior

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Back Lane, Corner Lot, Paved |
|-----------------|------------------------------|

|      |             |
|------|-------------|
| Roof | Flat, Metal |
|------|-------------|

|              |                 |
|--------------|-----------------|
| Construction | Stucco, Unknown |
|--------------|-----------------|

|            |       |
|------------|-------|
| Foundation | Other |
|------------|-------|

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 13th, 2023 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 658 |
|----------------|-----|

|        |    |
|--------|----|
| Zoning | C1 |
|--------|----|

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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