

# \$254,900 - 4809 50 Street, Athabasca

MLS® #A2133932

**\$254,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

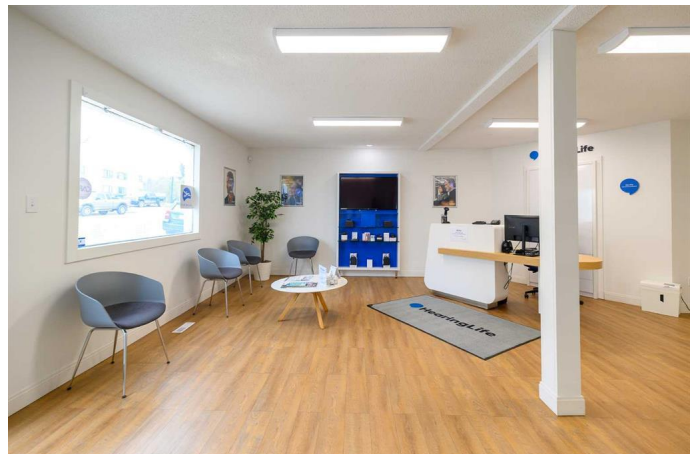
NONE, Athabasca, Alberta

This 1,220 sq. ft. commercial building is ideally situated just off Main Street, providing excellent visibility to local residents, tourists, and traffic en route to Slave Lake or Fort McMurray. The building is currently leased (triple net) to an anchor tenant on a 5-year term, with 2 years remaining and an option for renewal. The main level features an open retail space, offices, a staff room, and a full bathroom. Additionally, there is a full basement and an extension built at the back entrance connecting to the garage/warehouse space. The garage measures 26' x 32' and includes a large overhead door that opens to the back parking area and alley, facilitating easy deliveries. The property offers parking for up to 5 vehicles at the back, with additional Main Street parking available for customers. The current lease agreement does not grant the tenant use of the garage, presenting an opportunity to sublet that space or retain it for personal use while leasing the building. This property represents a great rental investment opportunity.

Built in 1980

## Essential Information

MLS® #	A2133932
Price	\$254,900
Bathrooms	0.00
Acres	0.14



Year Built	1980
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	4809 50 Street
Subdivision	NONE
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1C8

### Amenities

Parking Spaces	5
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### Interior

Heating	Floor Furnace
Cooling	None

### Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2024
Days on Market	452
Zoning	C1

### Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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