\$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

Interior

Heating Floor Furnace

Cooling None

Exterior

Roof Asphalt Shingle Foundation Poured Concrete

Additional Information

Date Listed May 23rd, 2024

Days on Market 440

Zoning C1

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

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