



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4803 50 Street
Athabasca, Alberta

MLS # A2259420



\$1,300,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 8,103 sq.ft.
Zoning: C1

Heating: Boiler, Forced Air, Natural Gas
Floors: -
Roof: Metal
Exterior: -
Water: Public
Sewer: Public Sewer
Inclusions: none

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.28 Acre
Lot Feat: -

One of Athabasca's signature retail/office buildings on two corner lots with Highway 2 frontage. Offering an elevated customer experience, no expense was spared on the details of this development. 12 ft high ceilings throughout, plus additional vault in Unit A to the open second level. Unit A is just over 4700 sq ft on the main level with a 1400 sq ft mezzanine. Additional enclosed room with enhanced ventilation, currently used as a printing room. Mezzanine with kitchen is wide open to the main level, showcasing the custom built solid log staircase and railing. Both Units B and C are just under 1000 sq ft, fully open and customizable spaces, with self contained kitchen and bathroom. Prime location on main street, spacious side boardwalk. Low maintenance building has a metal roof and hardy board siding, with river rock trim. In-floor heat throughout.