

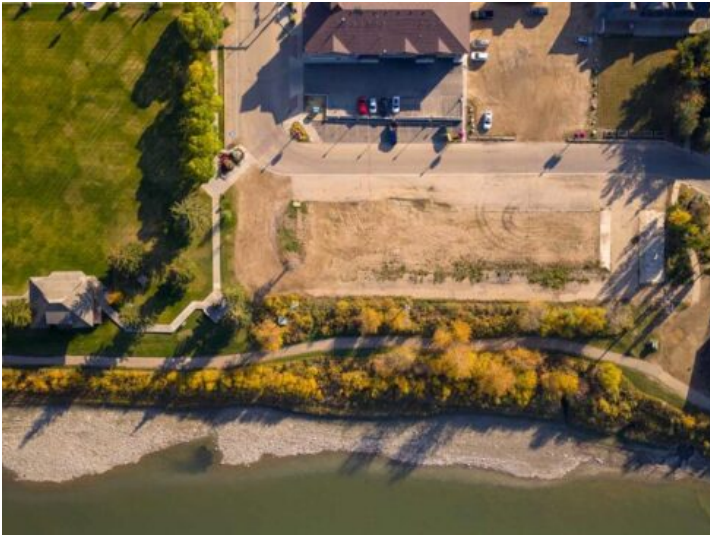


GRASSROOTS
REALTY GROUP

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**5001 51 Avenue
Athabasca, Alberta**

MLS # A2262270



\$350,000

Division: Athabasca Town

Lot Size: 0.82 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: DCD

Water: -

Sewer: -

Utilities: -

An excellent opportunity to own a 0.82-acre parcel in the heart of downtown Athabasca (the former Home Hardware site), ideally located along the scenic Athabasca River. While the property does not extend to the water's edge, a paved walking path runs along the front, offering beautiful views and steady foot traffic throughout the seasons. Zoned Direct Control District (DC), this property allows for flexible development options subject to municipal approval, making it well-suited for a variety of mixed-use or commercial projects that complement the downtown core. Consider possibilities such as a retail or service-based business with offices or residential units above, or a small professional complex designed to take advantage of the location's visibility and accessibility. Municipal water service is available at the property line, though the site is not currently connected to sewer. With its central location, riverfront exposure, and adaptable zoning, this property offers a solid opportunity for an investor or business owner looking to establish a presence in Athabasca.