



GRASSROOTS
REALTY GROUP

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5002 43 Street
Athabasca, Alberta

MLS # A2288354



\$470,000

Division: Athabasca Town

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 0 sq.ft.

Zoning: M

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.44 Acre

Sewer: -

Lot Feat: -

Inclusions: NA

If you need the best location possible to ensure your business thrives, this lot offers total versatility and maximum exposure on two intersecting highway routes through town. Zoned industrial, yard is completely fenced and currently used for commercial storage. But was once the home of a vibrant restaurant with the most amazing view overlooking the river and downtown core. Could also work well for office or retail space. Excellent long term tenant in place.