



GRASSROOTS
REALTY GROUP

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4913 49 Street
Athabasca, Alberta

MLS # A2304835



\$189,000

Division: Athabasca Town

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,460 sq.ft.

Zoning: C1

Heating: High Efficiency, Natural Gas

Floors: -

Roof: Flat, Membrane

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.14 Acre

Lot Feat: -

Are you looking for an affordable commercial property, I've got you covered! Situated on busy 49th Street in the gorgeous town of Athabasca, over 2400 sq ft of main level retail space with large windows and a tenant suite with a separate entrance. Upgrades on this concrete block construction building include a roof that is 6 years old, new high efficiency furnace, air conditioning, hot water tank, upgraded electrical, upgraded LED lighting and upgraded pex water lines. Currently the building is operating as a retail space, but there are so many possibilities. Great street frontage, lots of parking in the back and centrally located in the heart of town.