

\$254,900 - 4809 50 Street, Athabasca

MLS® #A2133932

\$254,900

0 Bedroom, 0.00 Bathroom, 1,224 sqft

Business on 0.14 Acres

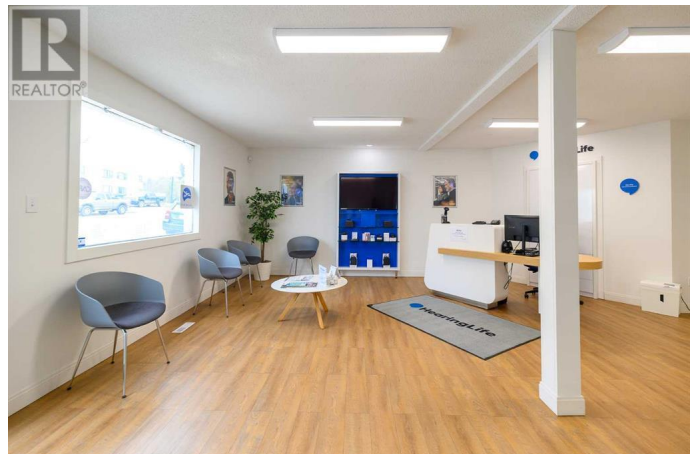
N/A, Athabasca, Alberta

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. (id:6289)

Built in 1980

Essential Information

Listings #	A2133932
Price	\$254,900
Bathrooms	0.00
Square Footage	1,224



Acres	0.14
Year Built	1980
Type	Business
Sub-Type	Freehold

Community Information

Address	4809 50 Street
Subdivision	N/A
City	Athabasca
Province	Alberta
Postal Code	T9S1C8

Amenities

Parking Spaces	5
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Interior

Heating	Other
Cooling	None

Exterior

Foundation	Poured Concrete
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Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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