

\$599,900 - 4810 49 Street, Athabasca

MLS® #A2203992

\$599,900

0 Bedroom, 0.00 Bathroom, 4,269 sqft

Other on 0.21 Acres

Athabasca Town, Athabasca, Alberta

This spacious and highly adaptable commercial building is located in downtown Athabasca. Situated on 49 Street, this property offers ground-level access with no stairs and large windows that flood the space with natural light, making it ideal for a wide range of businesses. Whether you're envisioning office space, retail, a restaurant, personal training or wellness studio, or something entirely unique, the multi-purpose layout supports it all. The north side of the building features two full, separate bathrooms with shower stalls and an additional wheelchair-accessible washroom. There is also a private office in the main open area and a separate enclosed room (approx. 18' x 25') with its own exterior entrance, offering even more flexibility for use or rental. The south side of the building is currently divided into individual rooms (some already rented out), along with a shared washroom, a small office kitchen, laundry, and a cozy waiting area with access to the back parking lot. Thanks to its layout, the property could be further sublet to multiple tenants, making it a fantastic investment opportunity. You could easily run your own business from one section while using the rental income from the rest to offset overhead costs. Off-street parking out front and parking lot in the rear with 8 stalls. Whether you're an entrepreneur looking to launch or grow your business or an investor seeking an income-producing asset, this property offers incredible value and endless potential. (id:6289)



Built in 1998

Essential Information

Listing #	A2203992
Price	\$599,900
Bathrooms	0.00
Square Footage	4,269
Acres	0.21
Year Built	1998
Type	Other

Community Information

Address	4810 49 Street
Subdivision	Athabasca Town
City	Athabasca
Province	Alberta
Postal Code	T9S1C3

Amenities

Parking Spaces	8
----------------	---

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 2:01pm CDT