

\$3,250,000 - 4004 Highway 2 S, Athabasca

MLS® #A2236039

\$3,250,000

0 Bedroom, 0.00 Bathroom, 9,528 sqft

Business on 1.96 Acres

Athabasca Town, Athabasca, Alberta

Conveniently located near Highway 2, the Old Brick School, and the Athabasca Native Centre. Features include on-site laundry, barbecue grills, a conference center, and a fitness room. Easy to operate – primary clientele consists of long-term workers. Includes a manager’s suite with 1 bedroom, 1 bathroom, kitchen, and living room. Just 90 minutes from Edmonton and 3 hours from Fort McMurray. NOTE: Revenue (ear end March 31), 2023: \$900,460, 2024: \$910,736, 2025: \$932,327. NOI: 2023: \$605,000, 2024: \$612,000, 2025: \$668,000. Year built: 1979 (26 rooms), 2001 (10 rooms) (id:6289)



Built in 2001

Essential Information

Listing #	A2236039
Price	\$3,250,000
Bathrooms	0.00
Square Footage	9,528
Acres	1.96
Year Built	2001
Type	Business

Community Information

Address	4004 Highway 2 S
Subdivision	Athabasca Town
City	Athabasca

Province Alberta
Postal Code T9S1B5

Listing Details

Listing Office RE/MAX Complete Realty



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