

# \$1,300,000 - 4803 50 Street, Athabasca

MLS® #A2259420

**\$1,300,000**

0 Bedroom, 0.00 Bathroom, 8,103 sqft

Other on 0.28 Acres

N/A, Athabasca, Alberta

One of Athabasca's signature retail/office buildings on two corner lots with Highway 2 frontage. Offering an elevated customer experience, no expense was spared on the details of this development. 12 ft high ceilings throughout, plus additional vault in Unit A to the open second level. Unit A is just over 4700 sq ft on the main level with a 1400 sq ft mezzanine. Additional enclosed room with enhanced ventilation, currently used as a printing room. Mezzanine with kitchen is wide open to the main level, showcasing the custom built solid log staircase and railing. Both Units B and C are just under 1000 sq ft, fully open and customizable spaces, with self contained kitchen and bathroom. Prime location on main street, spacious side boardwalk. Low maintenance building has a metal roof and hardy board siding, with river rock trim. In-floor heat throughout. (id:6289)

Built in 2010

## Essential Information

Listing #	A2259420
Price	\$1,300,000
Bathrooms	0.00
Square Footage	8,103
Acres	0.28
Year Built	2010
Type	Other



## Community Information

Address	4803 50 Street
Subdivision	N/A
City	Athabasca
Province	Alberta
Postal Code	T9S1C8

## Amenities

Features	Visual exposure
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## Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

## Exterior

Foundation	Slab
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## Listing Details

Listing Office	3% REALTY PROGRESS
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