

\$279,900 - 4809 48 Street, Athabasca

MLS® #A2099289

\$279,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.10 Acres

Athabasca Town, Athabasca, Alberta

Commercial building in exceptional condition and ready for new ownership. Easy transition for your existing or new business. Excellent location within walking distance to downtown, readily available parking out front and back. Well maintained, renovated and ready for your personalization. 10 ft ceiling, beautiful tile flooring throughout, large scale wall murals make every space unique. Building use is versatile and can be easily adjusted to fit your needs. Current layout offers a large open main reception and office space, 2 large private offices, kitchen with eating area, and bathroom. Quick possession available. Built in 1996, wheelchair accessible, ample parking in the back with private outdoor sitting area. Immediate possession available.

Built in 1996

Essential Information

| | |
|------------|------------|
| MLS® # | A2099289 |
| Price | \$279,900 |
| Bathrooms | 0.00 |
| Acres | 0.10 |
| Year Built | 1996 |
| Type | Commercial |
| Sub-Type | Office |
| Status | Active |

Community Information



| | |
|-------------|------------------|
| Address | 4809 48 Street |
| Subdivision | Athabasca Town |
| City | Athabasca |
| County | Athabasca County |
| Province | Alberta |
| Postal Code | T9S 1R3 |

Amenities

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

Interior

| | |
|---------|-----------------------|
| Heating | In Floor, Natural Gas |
|---------|-----------------------|

Exterior

| | |
|------------|------|
| Foundation | Slab |
|------------|------|

Additional Information

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|-------------|-------------------|
| Date Listed | January 3rd, 2024 |
|-------------|-------------------|

| | |
|----------------|-----|
| Days on Market | 528 |
|----------------|-----|

| | |
|--------|----|
| Zoning | C1 |
|--------|----|

Listing Details

| | |
|----------------|--------------------|
| Listing Office | 3% REALTY PROGRESS |
|----------------|--------------------|

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