# \$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.



#### **Essential Information**

MLS® # A2099289 Price \$279,900

Bathrooms 0.00 Acres 0.10 Year Built 1996

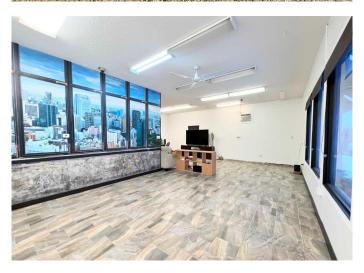
Type Commercial

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**

Date Listed January 3rd, 2024

Days on Market 483

Zoning C1

# **Listing Details**

Listing Office 3% REALTY PROGRESS

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