

# \$459,900 - 5408 50 Avenue, Athabasca

MLS® #A2007895

**\$459,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.13 Acres

Athabasca Town, Athabasca, Alberta

Multi tenant commercial office building located on a high traffic street in Athabasca. This single story building was constructed in 2007 with a full addition made to double the size in 2014. Currently leased out to several professionals including a law firm, psychologist, massage therapist and Environmental Consultant firm. Main reception area off the entrance and exterior entry doors on most office spaces. There are a multitude of uses this building can offer or purchase it as is and have a rental investment that caters to many tenants with large firms or small businesses. Athabasca is a centrally located northern Alberta community 1.5 hours north of Edmonton, 2.5 hours south of Fort McMurray and 1.5 hours south of Slave Lake.

Built in 2007

## Essential Information

MLS® #	A2007895
Price	\$459,900
Bathrooms	0.00
Acres	0.13
Year Built	2007
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information



Address	5408 50 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1M2

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Roof	Metal
Construction	Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	December 12th, 2022
Days on Market	843
Zoning	C2

### **Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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