

# \$275,000 - 4004 50 Avenue, Athabasca

MLS® #A2183977

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.28 Acres

Athabasca Town, Athabasca, Alberta

Great highway frontage for your business right in the Town of Athabasca. This well cared for building has a front retail area, office, 2 piece washroom and a 2 bay attached garage with 2 separate doors. Everyone will see your sign and know where you are located. Take this opportunity to excel your business to the next level.

Built in 1976

## Essential Information

MLS® #	A2183977
Price	\$275,000
Bathrooms	0.00
Acres	0.28
Year Built	1976
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	4004 50 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1M2

## Amenities



Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
-----------	---

Parking Spaces	4
----------------	---

**Interior**

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	None
---------	------

**Exterior**

Roof	Asphalt
------	---------

Foundation	Poured Concrete
------------	-----------------

**Additional Information**

Date Listed	December 18th, 2024
-------------	---------------------

Days on Market	141
----------------	-----

Zoning	M
--------	---

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.