

# \$599,900 - 4810 49 Street, Athabasca

MLS® #A2203992

**\$599,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.21 Acres

Athabasca Town, Athabasca, Alberta

This spacious and highly adaptable commercial building is located in downtown Athabasca. Situated on 49 Street, this property offers ground-level access with no stairs and large windows that flood the space with natural light, making it ideal for a wide range of businesses. Whether you're envisioning office space, retail, a restaurant, personal training or wellness studio, or something entirely unique, the multi-purpose layout supports it all. The north side of the building features two full, separate bathrooms with shower stalls and an additional wheelchair-accessible washroom. There is also a private office in the main open area and a separate enclosed room (approx. 18' x 25') with its own exterior entrance, offering even more flexibility for use or rental. The south side of the building is currently divided into individual rooms (some already rented out), along with a shared washroom, a small office kitchen, laundry, and a cozy waiting area with access to the back parking lot. Thanks to its layout, the property could be further sublet to multiple tenants, making it a fantastic investment opportunity. You could easily run your own business from one section while using the rental income from the rest to offset overhead costs. Off-street parking out front and parking lot in the rear with 8 stalls. Whether you're an entrepreneur looking to launch or grow your business or an investor seeking an income-producing asset, this property offers incredible value and endless potential.



Built in 1998

## Essential Information

MLS® #	A2203992
Price	\$599,900
Bathrooms	0.00
Acres	0.21
Year Built	1998
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	4810 49 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1C3

## Amenities

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

## Additional Information

Date Listed	March 27th, 2025
Days on Market	134
Zoning	C1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.