



GRASSROOTS
REALTY GROUP

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**5111 60 Street
Athabasca, Alberta**

MLS # A2249657



\$385,000

Division: Athabasca Town

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,654 sq.ft.

Zoning: C3

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: Cistern

Sewer: Holding Tank

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: Natural Gas Connected

Parking: -

Lot Size: 3.14 Acres

Lot Feat: -

Discover the potential of this 3.14-acre commercial property conveniently located on the west side of the Town of Athabasca, offering a unique blend of visibility, space, and scenic beauty. Although you are located on a side road, you have great highway frontage for advertising. One of the standout features of this property is its expansive open space with stunning views of the Athabasca River, providing a picturesque backdrop rarely found in commercial listings. Whether you're looking to expand your business or develop something new, this location offers unmatched versatility. Included on the property is an older home and a double detached garage that are currently rented. The site is fully serviced with power, natural gas, cistern for water and septic holding tank. This is a rare opportunity to own a sizable, well-located parcel with built-in infrastructure in one of northern Alberta's most charming communities.