



GRASSROOTS
REALTY GROUP

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**4803 50 Street
Athabasca, Alberta**

MLS # A2259420



\$1,300,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,103 sq.ft.

Zoning: C1

Heating: Boiler, Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.28 Acre

Lot Feat: -

One of Athabasca's signature retail/office buildings on two corner lots with Highway 2 frontage. Offering an elevated customer experience, no expense was spared on the details of this development. 12 ft high ceilings throughout, plus additional vault in Unit A to the open second level. Unit A is just over 4700 sq ft on the main level with a 1400 sq ft mezzanine. Additional enclosed room with enhanced ventilation, currently used as a printing room. Mezzanine with kitchen is wide open to the main level, showcasing the custom built solid log staircase and railing. Both Units B and C are just under 1000 sq ft, fully open and customizable spaces, with self contained kitchen and bathroom. Prime location on main street, spacious side boardwalk. Low maintenance building has a metal roof and hardy board siding, with river rock trim. In-floor heat throughout.