



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.