



**4303 50 Avenue
Athabasca, Alberta**

MLS # A2288355



\$990,000

Division: Athabasca Town

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,457 sq.ft.

Zoning: M

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Frame

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: none

Prime location with maximum exposure on two intersecting highway routes through town. Just over 3400 sq ft, metal frame and siding with mono slope metal roof, built in 2012. 650 sq ft of office/storage space, 60 ft x 33.5 ft shop space, and 18.9 ft x 33.5 ft wash bay. Three 14 ft high x 14.5 ft wide doors, plus one 12 ft high x 10.5 ft wide. Excellent long term tenant in place. Zoned industrial, yard is completely fenced for secure outdoor storage. If more land is required, the adjoining vacant lot is also available for sale.