



**4915A 49 Street**  
**Athabasca, Alberta**

**MLS # A2290147**



**\$325,000**

**Division:** Athabasca Town

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,750 sq.ft.

**Zoning:** C1

**Heating:** Make-up Air, Natural Gas

**Floors:** -

**Roof:** Flat, Tar/Gravel

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.07 Acre

**Lot Feat:** -

This 2 story commercial space is so versatile you won't want to miss out. The main floor features over 2300 square feet and has a large main office area, 2 washrooms and 4 offices in the back. The second level has access from the street and features a kitchen area, board room, 2 washrooms and lots of open space. The view is gorgeous from the second level windows! Occupy one floor and rent out the other or fully utilize the space for your expanding business on the busiest street in the beautiful Town of Athabasca.