



**GRASSROOTS**  
REALTY GROUP

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**5212 50 Avenue**  
**Athabasca, Alberta**

**MLS # A2158189**



**\$990,000**

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,488 sq.ft.

Zoning: C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

ESSO GAS STATION IN ATHABASCA. GAS STATION + CONVENIENCE STORE + LEASED RESTAURANT + 2 BAY CAR WASH (CLOSED). THE RENT INCOME FROM RESTAURANT IS \$3,000 A MONTH. GOOD PRICE.