

# \$279,900 - 4809 48 Street, Athabasca

MLS® #A2099289

**\$279,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.10 Acres

Athabasca Town, Athabasca, Alberta

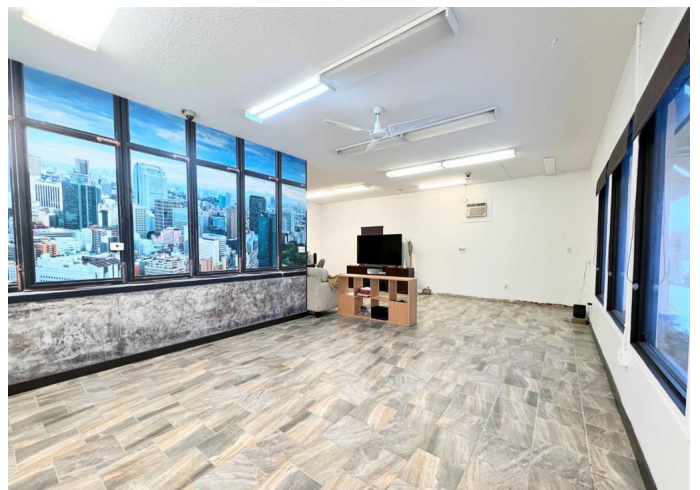
Commercial building in exceptional condition and ready for new ownership. Easy transition for your existing or new business. Excellent location within walking distance to downtown, readily available parking out front and back. Well maintained, renovated and ready for your personalization. 10 ft ceiling, beautiful tile flooring throughout, large scale wall murals make every space unique. Building use is versatile and can be easily adjusted to fit your needs. Current layout offers a large open main reception and office space, 2 large private offices, kitchen with eating area, and bathroom. Quick possession available. Built in 1996, wheelchair accessible, ample parking in the back with private outdoor sitting area. Immediate possession available.

Built in 1996

## Essential Information

MLS® #	A2099289
Price	\$279,900
Bathrooms	0.00
Acres	0.10
Year Built	1996
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information



Address	4809 48 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1R3

### **Amenities**

Parking Spaces	8
----------------	---

### **Interior**

Heating	In Floor, Natural Gas
---------	-----------------------

### **Exterior**

Foundation	Slab
------------	------

### **Additional Information**

Date Listed	January 3rd, 2024
Days on Market	471
Zoning	C1

### **Listing Details**

Listing Office	3% REALTY PROGRESS
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.