

# \$275,000 - 4004 50 Avenue, Athabasca

MLS® #A2183977

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.28 Acres

Athabasca Town, Athabasca, Alberta

Great highway frontage for your business right in the Town of Athabasca. This well cared for building has a front retail area, office, 2 piece washroom and a 2 bay attached garage with 2 separate doors. Everyone will see your sign and know where you are located. Take this opportunity to excel your business to the next level.

Built in 1976

## Essential Information

MLS® #	A2183977
Price	\$275,000
Bathrooms	0.00
Acres	0.28
Year Built	1976
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	4004 50 Avenue
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1M2

## Amenities



Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4

**Interior**

Heating	Forced Air, Natural Gas
Cooling	None

**Exterior**

Roof	Asphalt
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 18th, 2024
Days on Market	121
Zoning	M

**Listing Details**

Listing Office	ROYAL LEPAGE COUNTY REALTY
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