

\$449,000 - 6117 52 Avenue, Athabasca

MLS® #A2011018

\$449,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Athabasca Town, Athabasca, Alberta

Looking for a property to run your business out of and have revenue at the same time? Perfectly situated commercial building located on the west side of Athabasca. The building is just over 3700 sq. ft. and features a banquet room with kitchen; commercial space in the middle of the building that is currently rented to a solid tenant and a 30'x32' garage space with additional car port. Building also boasts 12' ceilings, in-floor heating, power, gas and phone. 2 cisterns and 2 septic holding tanks. Located on a 1/2 acre with great highway frontage.

Built in 1993

Essential Information

MLS® #	A2011018
Price	\$449,000
Sold Price	\$375,000
Bathrooms	0.00
Acres	0.00
Year Built	1993
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	6117 52 Avenue
Subdivision	Athabasca Town
City	Athabasca



County	Athabasca County
Province	Alberta
Postal Code	T9S1S7

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	10

Interior

Heating	In Floor, Natural Gas
Cooling	None

Exterior

Lot Description	Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco
Foundation	Slab

Additional Information

Date Listed	November 14th, 2022
Date Sold	January 17th, 2024
Days on Market	429
Zoning	C3
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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