

# \$469,900 - 4919 49 Street, Athabasca

MLS® #A2016853

**\$469,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.21 Acres

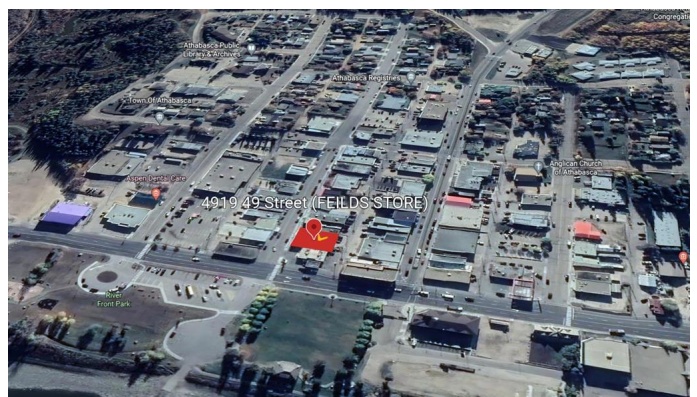
Athabasca Town, Athabasca, Alberta

Attention investors! Take advantage of this 7125 sq ft commercial building situated in the heart of downtown Athabasca that fronts a heavily trafficked pedestrian-oriented roadway known as 49 Street. This high visibility location is the hub of Athabasca and is within walking distance to local retail, business, schools and neighborhoods, making this location very convenient for all types. This exceptionally well-maintained building has had many renovations over the years. Constructed with concrete building blocks, built out with a large open retail area, loading storage area, staff lunchroom, 2-piece bathrooms, and manager's office with 10 FT ceiling clearance is home to long-term tenants known as the local Fields store. Offering an additional opportunity to purchase MLS#A2018177 makes this an investor's dream. Call your commercial agent for more details.

Built in 1970

## Essential Information

MLS® #	A2016853
Price	\$469,900
Sold Price	\$475,000
Bathrooms	0.00
Acres	0.21
Year Built	1970
Type	Commercial
Sub-Type	Retail



Status	Sold
--------	------

## Community Information

Address	4919 49 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S1C5

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
-----------	--

## Interior

Heating	Forced Air, Natural Gas
Cooling	Other

## Exterior

Lot Description	Low Maintenance Landscape, Street Lighting, Near Public Transit, Yard Lights, Paved
Roof	Tar/Gravel
Construction	Concrete, Stone, Veneer
Foundation	Poured Concrete

## Additional Information

Date Listed	January 10th, 2023
Date Sold	August 13th, 2024
Days on Market	581
Zoning	C-1
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.