4809 50 STREET Athabasca Alberta

$254,900

This 1,220 sq. ft. commercial building is ideally situated just off Main Street, providing excellent visibility to local residents, tourists, and traffic en route to Slave Lake or Fort McMurray. The building is currently leased (triple net) to an anchor tenant on a 5-year term, with 2 years remaining and an option for renewal. The main level features an open retail space, offices, a staff room, and a full bathroom. Additionally, there is a full basement and an extension built at the back entrance connecting to the garage/warehouse space. The garage measures 26' x 32' and includes a large overhead door that opens to the back parking area and alley, facilitating easy deliveries. The property offers parking for up to 5 vehicles at the back, with additional Main Street parking available for customers. The current lease agreement does not grant the tenant use of the garage, presenting an opportunity to sublet that space or retain it for personal use while leasing the building. This property represents a great rental investment opportunity. (id:6769)

Listing Presented By:

Originally Listed by:
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