



## 4902 49 Street Athabasca Alberta

\$449,000

Looking for an investment property with a great return. Located on the corner of 49th and 49th in beautiful Athabasca, Alberta this property has been updated and very well maintained. The street level has 2 leased spaces, one to a busy hair salon and the other to a thriving esthetics studio. Both units have been updated nicely. The concrete basement is unfinished and can be used for extra storage. The stairway to the top floor is wide and leads to 3 private one bedroom suites. This level as totally renovated and all suites have stainless steel appliances, laminate and ceramic floors and newer windows. Shared coin operated laundry completes this level. Currently 2 suites are operating as Airbnb rentals and the third has an anchor tenant. (id:6769)

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY

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**RE/MAX Elite**

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