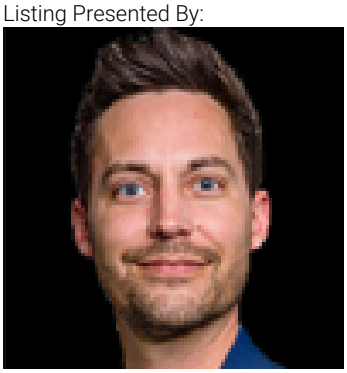


5302 50 Avenue Athabasca Alberta

$699,000

Raise the bar, this exceptional space will attract clients, and keep them wanting to come back. Prime location close to the downtown core with high visibility on Highway 2. Over 6,000 sq ft of flexible space, this building was developed to accommodate any type of business. Whether you require maximum open space for large projects, warehouse storage, studio style or separated office space, this building can deliver. Already separated into 3 units, if you require more space the upper and lower units could easily be combined for separate work and office space. Unit A - 2128 sq ft, is already occupied by an established long term tenant, providing stable income. Unit B - 1870 sq ft, ground level, has a finished front office space, back work area is mainly open with kitchen, 2 private bathrooms and utility. Unit C - 1967 sq ft, upper level, is a wide open, versatile space with a wall of windows facing the Athabasca River, creating a pleasant environment full of natural light. Private bathroom and utility. Could easily be sectioned into closed stations for privacy. With the prime highway frontage, the second level has an advantage of reduced road noise, and private balcony that's only accessible from inside the unit. Large overhead doors on the ground level units provide easy access for vehicles or deliveries, or if not required still offer tons of natural light. Units A and C have central air conditioning. Seller is motivated and will consider trades for land or residential real estate. (id:6769)

Listing Presented By:



Originally Listed by:
3% Realty Progress

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