



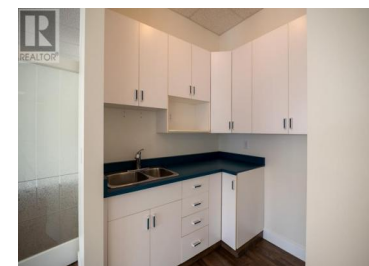
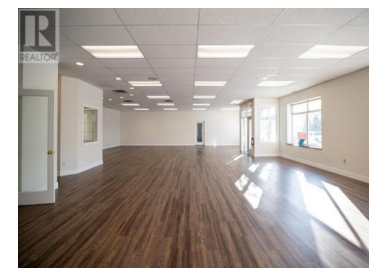
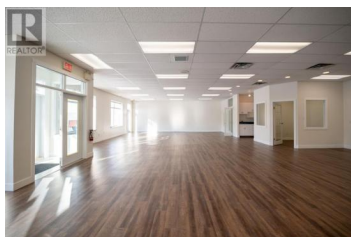
REALTOR®



## 4810 49 Street Athabasca Alberta

Athabasca Town

**\$599,900**



Large commercial building for sale in downtown Athabasca. Located on 49 St the opportunities for use are endless. Office space, retail, restaurant or a personal training or wellness studio just to name a few. The north part of the building has 2 full, separate bathrooms complete with shower stalls as well as a wheelchair accessible washroom. There is an enclosed office in the main area and a separate enclosed room (18'x25') with a door to the outside. The South side of the building is set up with separate rooms available for rent (currently rented out), washroom, small office kitchen space and laundry. There is a small waiting area and a door accessing the back parking lot area outside. The way the building is designed it could be sublet further to more tenants and used as a rental investment or use part of the space for your business while still generating an income from the other tenants to offset the overhead. So many uses and a fantastic location! Parking off street in front and full parking lot in the back with 8 stalls (id:6769)

**SHAHIRA BURY**

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