



## 5302 50 Avenue Athabasca Alberta

\$849,900

Discover a remarkable investment opportunity with this expansive 6,500 square foot commercial building located in the heart of downtown Athabasca. This versatile property features three separate lease areas, including one occupied by a long-term anchor tenant, ensuring a stable income stream from day one. Situated in a high-visibility area, this building enjoys excellent exposure to local traffic, weekly commuters, and visitors heading to nearby lakes and cottages. With easy access and parking, it is ideally positioned to capture the attention of locals and travelers alike. Located near the downtown core of Athabasca, this property benefits from the town's strategic position within the Northern Alberta Corridor. Athabasca serves as a hub for both commerce and recreation, attracting a diverse mix of shoppers, business owners, and tourists. Perfect for investors looking for a stable income property or business owners seeking a prime location, this property offers unparalleled potential and flexibility. Adding to its appeal, the owner is open to considering a trade for farmland or residential real estate, providing unique opportunities for interested parties. Whether you're an investor or a business owner, this property is a gateway to opportunities. (id:6769)

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE COUNTY REALTY



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.