

# \$459,900 - 5408 50 Avenue, Athabasca

MLS® #A2007895

**\$459,900**

0 Bedroom, 0.00 Bathroom, 2,840 sqft  
Office on 0.13 Acres

Athabasca Town, Athabasca, Alberta

Multi tenant commercial office building located on a high traffic street in Athabasca. This single story building was constructed in 2007 with a full addition made to double the size in 2014. Currently leased out to several professionals including a law firm, psychologist, massage therapist and Environmental Consultant firm. Main reception area off the entrance and exterior entry doors on most office spaces. There are a multitude of uses this building can offer or purchase it as is and have a rental investment that caters to many tenants with large firms or small businesses. Athabasca is a centrally located northern Alberta community 1.5 hours north of Edmonton, 2.5 hours south of Fort McMurray and 1.5 hours south of Slave Lake. (id:36535)

Built in 2007

## Essential Information

Listing #	A2007895
Price	\$459,900
Bathrooms	0.00
Square Footage	2,840
Acres	0.13
Year Built	2007
Type	Office

## Community Information

Address 5408 50 Avenue



Subdivision Athabasca Town  
City Athabasca  
Province Alberta  
Postal Code T9S1M2

### **Interior**

Heating Natural gas Forced air  
Cooling Central air conditioning

### **Exterior**

Exterior Vinyl siding  
Construction Wood frame

### **Listing Details**

Listing Office Courtesy Of SHAHIRA BURY Of ROYAL LEPAGE COUNTY REALTY



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