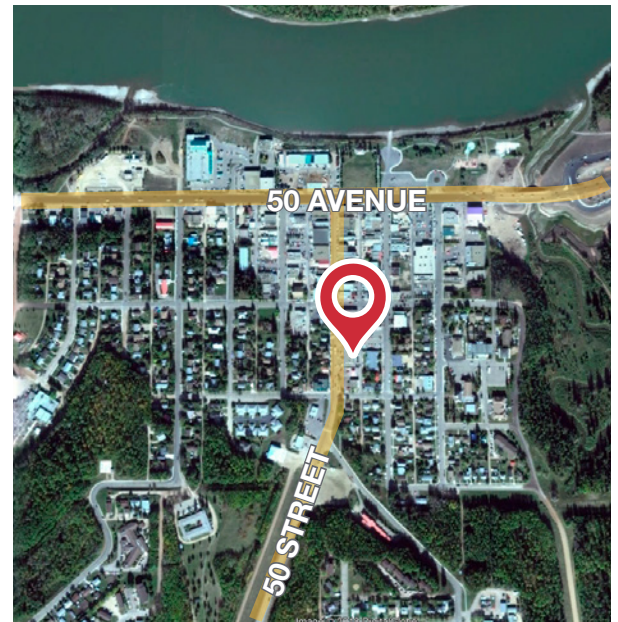




4810 - 50 Street Athabasca, Alberta

Property Information:

- 29,400 sq.ft.± office/retail building
- Prominent location in the heart of the town of Athabasca
- Retail, office and government tenants
- 87± parking stalls (3.61/1,000 sq.ft. of rentable area)
- Anchor tenants include: Alberta Infrastructure, Subway, Domino's and Neighbours Pub



NAI Commercial

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+1 780 436 7410
naiedmonton.com

NAI Commercial Real Estate Inc.

For more information contact:

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4810 - 50 Street

Athabasca, Alberta

BUILDING SIZE	29,400 sq. ft.±
LEGAL DESCRIPTION	Lots 4,5,6,14,15 Block 8 Plan 8672S
ZONING	C1 Primary Commercial District
PROPERTY TAXES	\$39,615.88 (2022)
NET OPERATING INCOME	\$280,797 ±
SALE PRICE	\$3,950,000

4981-B KEV24



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