

FOR SALE/LEASE

## FREESTANDING BUILDING WITH EXCESS LAND

3406 & 3502 53 STREET, ATHABASCA, AB

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## OVERVIEW

100

(III)

SITE

RANGE

6,075 SF building on 2.24 acres with adjacent 2.31 acres excess land totaling 4.55 acres

Property can be sold/leased together or separately

Site is partially paved

Quick access to HWY 2

Titles

## PROPERTY DETAILS

MUNICIPAL ADDRESS 3406 & 3502 53 Street, Athabasca, AB

LEGAL DESCRIPTION Plan 8221049, Block 2, Lots 7 & 8

> ZONING M-1

AVAILABLE SIZE 6,075 SF

SITE SIZE Lot 7: 2.31 Acres Lot 8: 2.24 Acres Total: 4.55 Acres

SITE COVERAGE RATIO

3%

YEAR BUILT 2001 LOADING Grade (6) 14' x 14'

**POWER** TBC by the Purchaser

LIGHTING

HEATING Gas fire units

**DRAINAGE** Trench + Sumps

**AVAILABILITY** Negotiable

SALE PRICE

3406 53 Street (6.075 SF on 2.24 Acres) at \$500,000.00

3502 53 Street (2.31 acres excess land) at **\$350,000.00** 

3406 & 3502 53 Street (6,075 SF on 4.55 acres at **\$850,000.00** 

**LEASE RATE** \$7.00 per SF

**TAXES** \$9,410.00 (2021)

## **PROPERTY PHOTOS**





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