

\$0 - 4801 49 Street, Athabasca Town

MLS® #E4428287

\$0

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Athabasca Town, Athabasca Town, AB

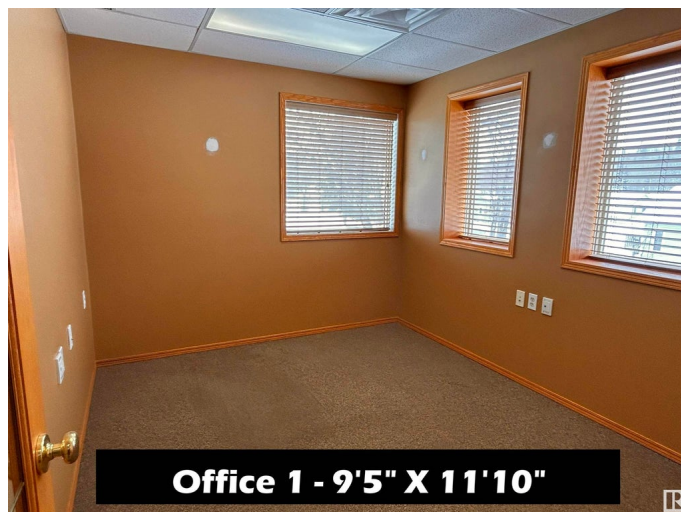
FOR LEASE - 1427 sq ft of desirable office space located on the 2nd floor in the downtown region of Athabasca, AB. Space consists of 6 offices, 1 bathroom, storage room & open coffee station/staff area on 2nd floor. All offices are of good size; ranging from 111 sq ft to 164 sq ft in size. One of the offices could easily be used as the boardroom as it has 2 entrances, allowing easy access to all. 12 month lease for entire space desired; however landlord willing to rent out individual offices as well. Lease rate of \$2100/month for entire area (\$12/sqft net + \$6/sqft operating = \$18). Lease includes all utilities (power, heat, water, sewer, electrical and security system). Tenant would be responsible for garbage, recycle and shared cost of lawn maintenance/snow removal.

Built in 2006

Essential Information

| | |
|------------|----------|
| MLS® # | E4428287 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Office |
| Status | Active |

Community Information



| | |
|-------------|----------------|
| Address | 4801 49 Street |
| Area | Athabasca Town |
| Subdivision | Athabasca Town |
| City | Athabasca Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9S 1C4 |

Exterior

| | |
|--------------|------------|
| Exterior | Wood Frame |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 30th, 2025 |
| Days on Market | 92 |
| Zoning | Zone 60 |

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Listing information last updated on June 30th, 2025 at 1:02pm MDT