

# \$145,000 - 4814 50 Street, Athabasca

MLS® #A2177703

**\$145,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

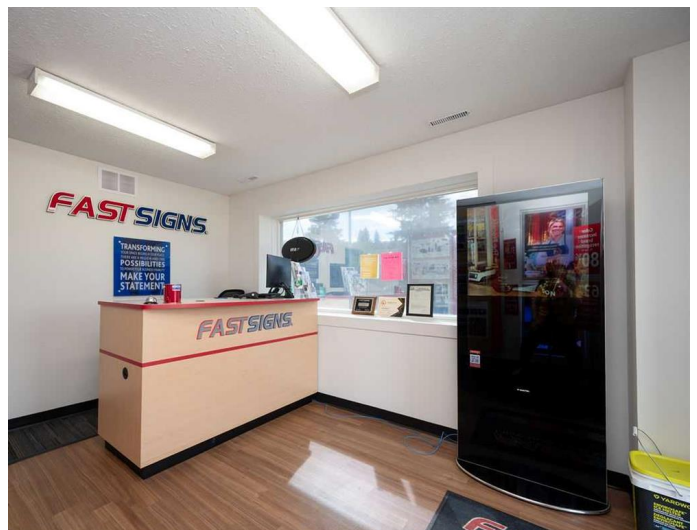
Athabasca Town, Athabasca, Alberta

Looking for a change of pace? Wanting to be home every night? Finally ready to put your creativity to work? Well established franchised FastSigns in Athabasca, Alberta. Originally opened in 1996, FastSigns has been a staple business in our community. Located on main street, this visible, clean store frontage will definitely draw in new and existing customers. Well designed front reception area, office spaces, small printing area and a large workshop/garage. Paved parking in the front of the building as well as parking and alley access in the back. Being a franchise company there are so many extra perks such as extra training, a franchise community, name recognition, established operating system and research and development. Business has great revenue and with franchise backing, you are sure to be a success!!

Built in 1956

## Essential Information

MLS® #	A2177703
Price	\$145,000
Bathrooms	0.00
Acres	0.14
Year Built	1956
Type	Commercial
Sub-Type	Retail
Status	Active



## Community Information

Address	4814 50 Street
Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S 1C9

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	5

## Interior

Heating	Forced Air, Natural Gas, Radiant
Cooling	Partial

## Exterior

Roof	Asphalt/Gravel, Flat
Construction	Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	November 6th, 2024
Days on Market	174
Zoning	C1

## Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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