

## \$0 - 4801 49 Street, Athabasca Town

MLS® #E4428287

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Athabasca Town, Athabasca Town, AB

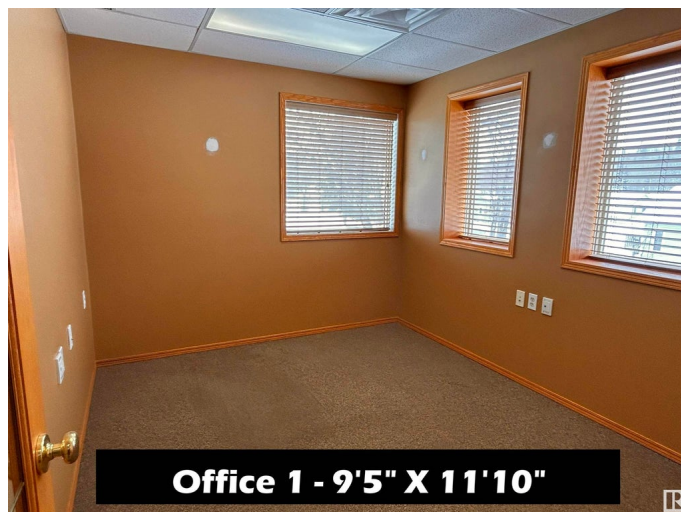
FOR LEASE - 1427 sq ft of desirable office space located on the 2nd floor in the downtown region of Athabasca, AB. Space consists of 6 offices, 1 bathroom, storage room & open coffee station/staff area on 2nd floor. All offices are of good size; ranging from 111 sq ft to 164 sq ft in size. One of the 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	29
Zoning	Zone 60

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Listing information last updated on April 28th, 2025 at 6:32am MDT