

**4812 49 Street
Athabasca, Alberta**

MLS # A2281326



\$245,000

Division: Athabasca Town

Lot Size: 0.34 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: C1

Water: -

Sewer: -

Utilities: -

Excellent location! Plan your new build on this flat lot in the Town of Athabasca. 15,000 square feet is ample room whether you are looking to develop a new business location, expand your portfolio, or hold as a long term investment. This parcel delivers exceptional potential and offers municipal services at the property line. The lot is one title and currently has C1 zoning.