

**4810 49 Street  
Athabasca, Alberta****MLS # A2203991****\$3,500****Division:** Athabasca Town**Type:** Business**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 3,000 sq.ft.**Zoning:** -**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** n/a

3000 sq ft of prime lease space. This space has a multitude of possibilities. Large open floor plan with great exposure to street through the large windows. Separate room within main lease area that has access from the outside and it's own wheelchair accessible washroom. It would make a great boardroom or area to sub lease. Two other full bathrooms complete with two stalls, two separate shower units, sinks and changeroom space. The open main area has a small kitchen area/coffee bar and a self contained office. Newer vinyl plank floors throughout and parking at back.