

INVESTMENT OPPORTUNITY

ATHABASCA OFFICE/RETAIL BUILDING

NAI Commercial



4810 - 50 STREET | ATHABASCA, AB | PRIME LOCATION

PROPERTY DESCRIPTION

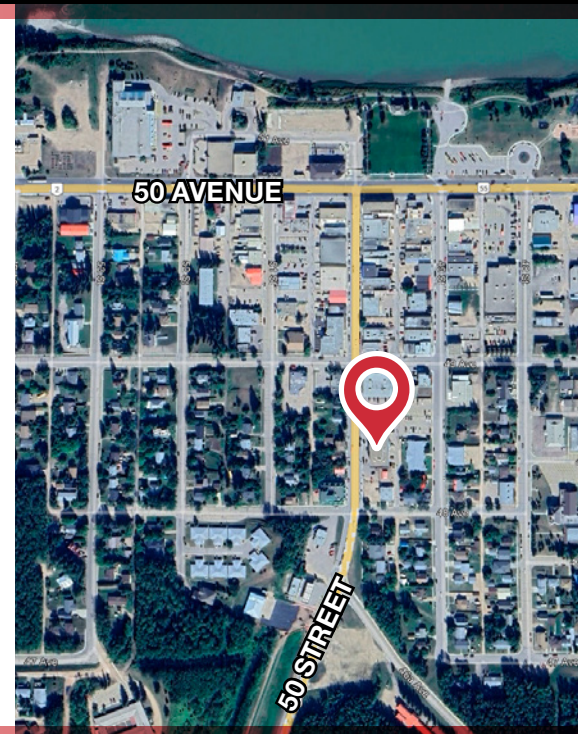
- 29,400 sq.ft.± office/retail building
- Prominent location in the heart of the town of Athabasca
- Retail, office and government tenants
- 87± parking stalls (3.61/1,000 sq.ft. of rentable area)
- Anchor tenants include: Alberta Infrastructure, Subway, Domino's and Neighbours Pub
- 8 new HVAC units installed Spring 2024

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

BUILDING SIZE	29,400 sq. ft.±
LEGAL DESCRIPTION	Lots 4,5,6,14,15 Block 8 Plan 8672S
ZONING	C1 Primary Commercial District
PROPERTY TAXES	\$59,548 (2024)
NET OPERATING INCOME	\$270,254 ±
SALE PRICE	\$3,950,000 \$3,500,000

