

\$0 - 4801 49 Street, Athabasca Town

MLS® #E4428287

\$0

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Athabasca Town, Athabasca Town, AB

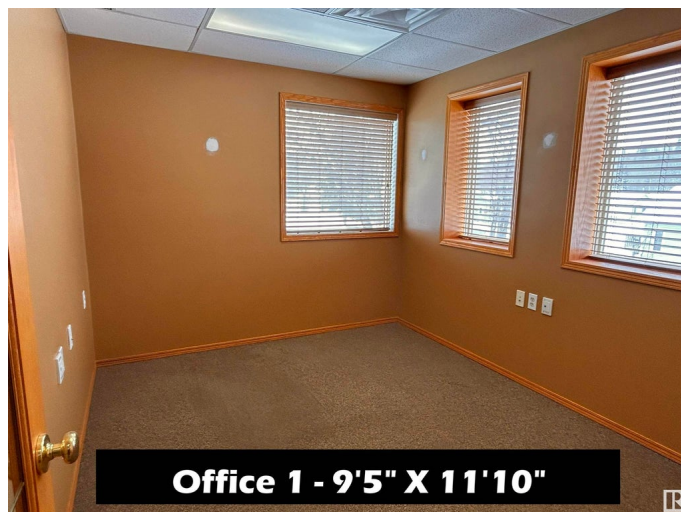
FOR LEASE - 1427 sq ft of desirable office space located on the 2nd floor in the downtown region of Athabasca, AB. Space consists of 6 offices, 1 bathroom, storage room & open coffee station/staff area on 2nd floor. All offices are of good size; ranging from 111 sq ft to 164 sq ft in size. One of the 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	128
Zoning	Zone 60

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Listing information last updated on August 5th, 2025 at 4:17am MDT