



For Lease

**4923 50th Street**  
Athabasca, AB

- Located at the busiest intersection of highways 2 & 55
- Main floor retail space with full basement
- Surface parking
- Surrounding retailers include:



**Lease Rate**  
Market

**Additional Rent**  
\$12.00

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# Property Details

Municipal Address	4923 50th Street Athabasca, Alberta, T9S 1E1
Building Size	4,312 SF with full basement
Lease Rate (PSF)	Market
Additional Rent	\$12.00
Available	Immediately
Year Built	1985
Renovated	2002
Zoning	C-2 General Commercial
Site Size	0.21 acres
Parking	10
Signage	Fascia

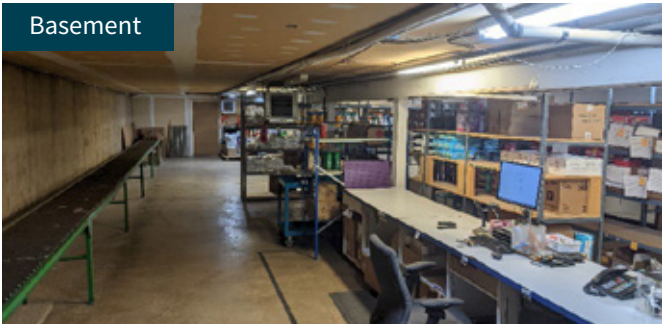
Main Floor



Stairs to basement

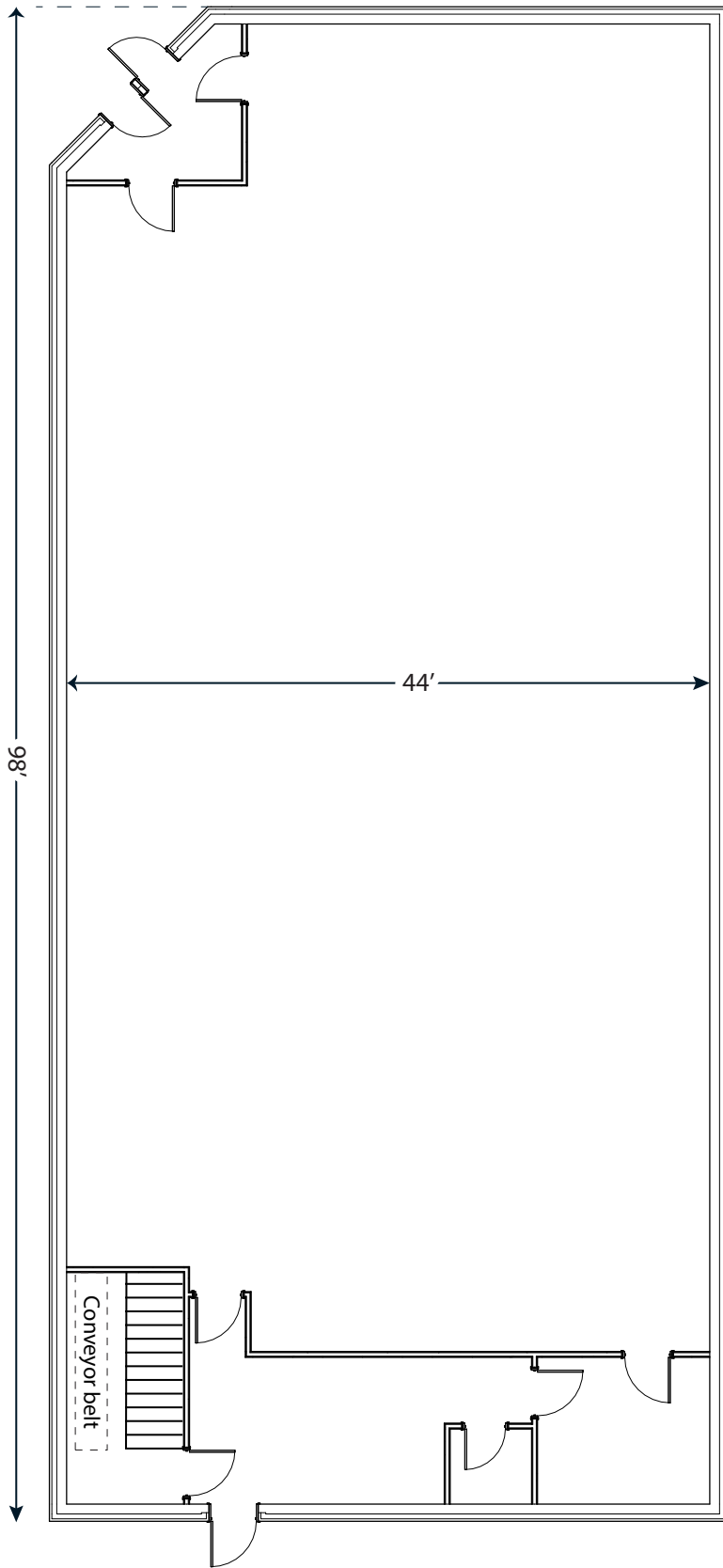
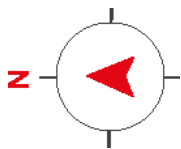


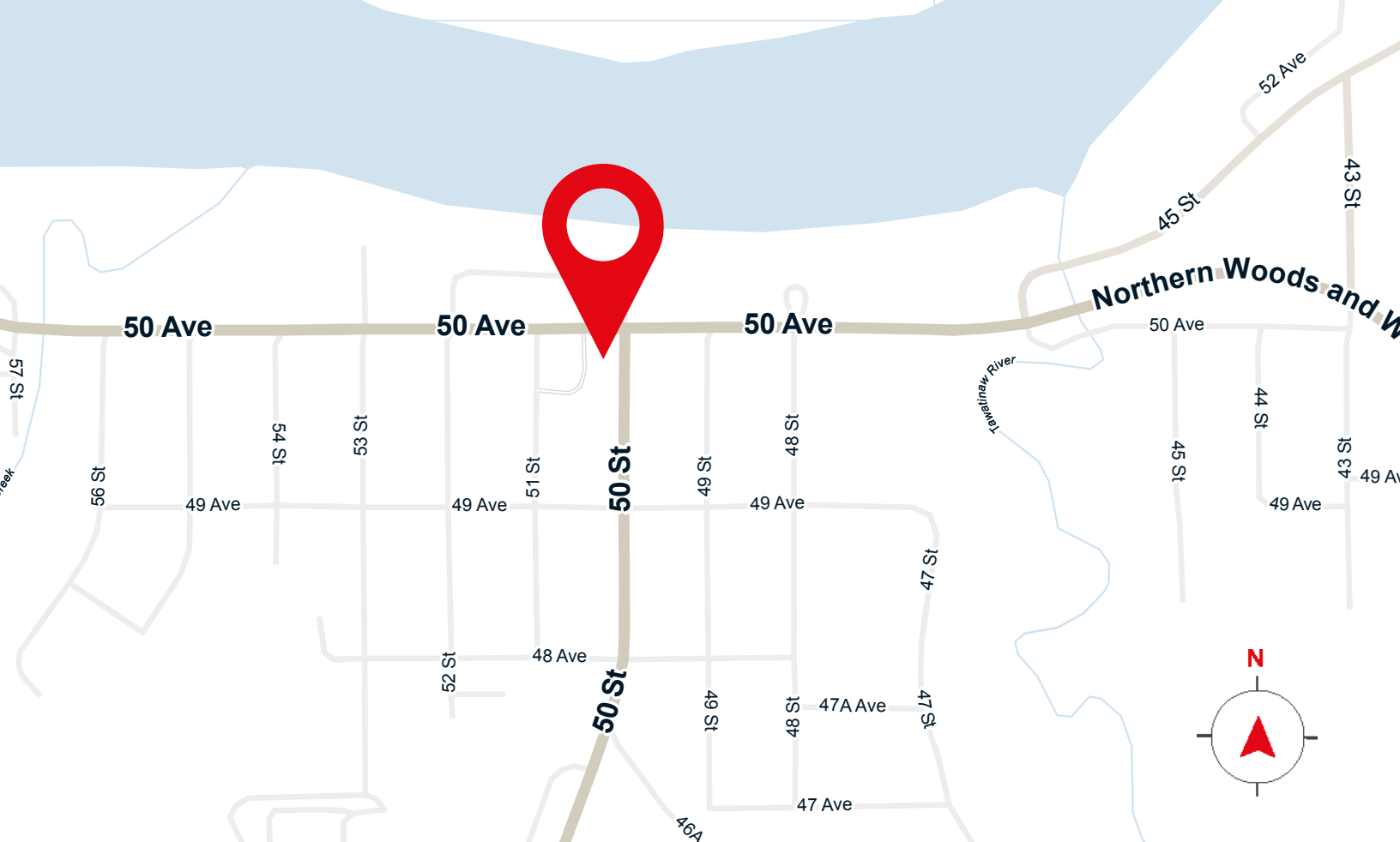
Basement





# Floor Plan





	1km	5km	15Km
<b>Population</b>	1,109	3,856	6,522
<b>Households</b>	492	1,557	2,525
<b>Avg. Household Income</b>	\$90,287	\$112,658	\$112,965
<b>Median Age</b>	44.2	41.5	43.2

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