

\$385,000 - 5111 60 Street, Athabasca

MLS® #A2249657

\$385,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.14 Acres

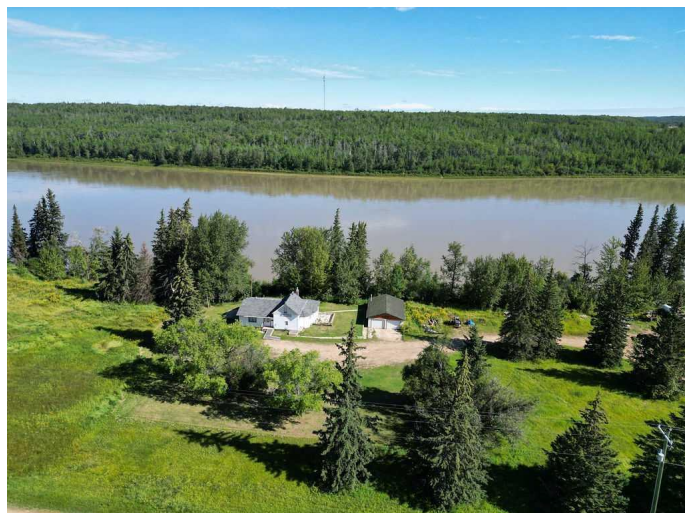
Athabasca Town, Athabasca, Alberta

Discover the potential of this 3.14-acre commercial property conveniently located on the west side of the Town of Athabasca, offering a unique blend of visibility, space, and scenic beauty. Although you are located on a side road, you have great highway frontage for advertising. One of the standout features of this property is its expansive open space with stunning views of the Athabasca River, providing a picturesque backdrop rarely found in commercial listings. Whether you're looking to expand your business or develop something new, this location offers unmatched versatility. Included on the property is an older home and a double detached garage that are currently rented. The site is fully serviced with power, natural gas, cistern for water and septic holding tank. This is a rare opportunity to own a sizable, well-located parcel with built-in infrastructure in one of northern Alberta's most charming communities.

Built in 1950

Essential Information

MLS® #	A2249657
Price	\$385,000
Bathrooms	0.00
Acres	3.14
Year Built	1950
Type	Commercial
Sub-Type	Mixed Use



Status Active

Community Information

Address 5111 60 Street
Subdivision Athabasca Town
City Athabasca
County Athabasca County
Province Alberta
Postal Code T9S 1G2

Amenities

Utilities Natural Gas Connected
Parking Spaces 6

Interior

Heating Forced Air, Natural Gas
Cooling None

Exterior

Roof Asphalt Shingle

Additional Information

Date Listed August 18th, 2025
Days on Market 94
Zoning C3

Listing Details

Listing Office ROYAL LEPAGE COUNTY REALTY

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.