

# \$625,000 - 5902 Alexander Avenue, Athabasca

MLS® #A2250182

**\$625,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.94 Acres

Athabasca Town, Athabasca, Alberta

Great opportunity to own your own property located in the Athabasca Industrial Park. This 6,000 sq ft commercial/industrial building is well-suited for a variety of business opportunities. The shop area features 18' ceilings, five 16' overhead doors (four at the front, one at the back), a concrete floor with sump drain, and a mezzanine for additional storage, where utilities are housed. Ample natural light makes the workspace bright and functional. The office portion is designed to support operations with the main level offering four offices, a kitchen area, storage, and washroom. Upstairs adds even more flexibility with three additional offices and another washroom. With its combination of shop space, storage, and professional office layout, this property is ideal for businesses looking to establish or expand in Athabasca's established industrial area.

Built in 2005

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2250182   |
| Price      | \$625,000  |
| Bathrooms  | 0.00       |
| Acres      | 1.94       |
| Year Built | 2005       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 5902 Alexander Avenue |
| Subdivision | Athabasca Town        |
| City        | Athabasca             |
| County      | Athabasca County      |
| Province    | Alberta               |
| Postal Code | T9S 0A1               |

**Interior**

|         |                       |
|---------|-----------------------|
| Heating | In Floor, Natural Gas |
| Cooling | Central Air           |

**Exterior**

|      |       |
|------|-------|
| Roof | Metal |
|------|-------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 43                |
| Zoning         | M                 |

**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.