

FOR SALE/LEASE

FREESTANDING BUILDING WITH EXCESS LAND

3406 & 3502 53 STREET,
ATHABASCA, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
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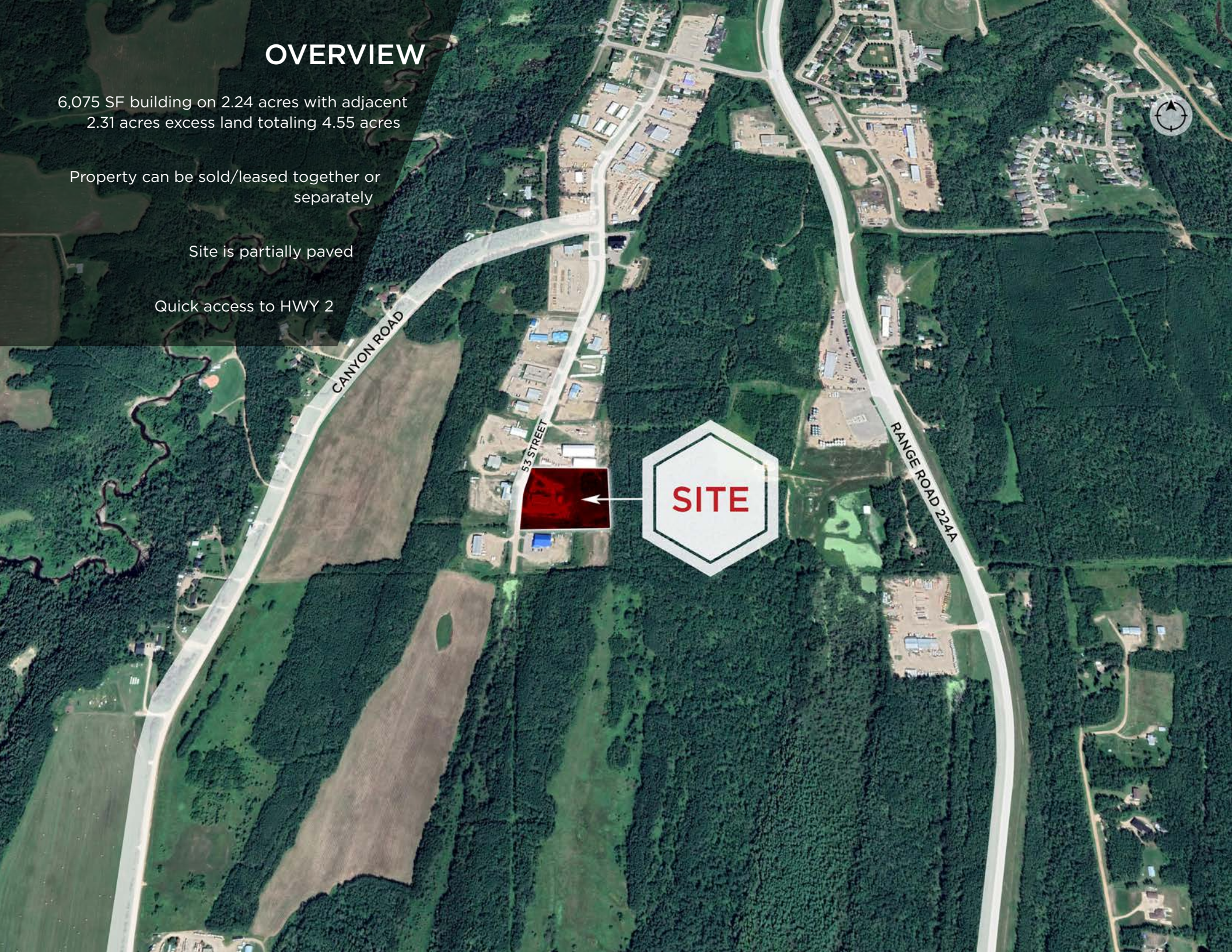
OVERVIEW

6,075 SF building on 2.24 acres with adjacent
2.31 acres excess land totaling 4.55 acres

Property can be sold/leased together or
separately

Site is partially paved

Quick access to HWY 2



CANYON ROAD

S3 STREET

SITE

RANGE ROAD 224A

PROPERTY DETAILS

MUNICIPAL ADDRESS

3406 & 3502 53 Street, Athabasca, AB

LEGAL DESCRIPTION

Plan 8221049, Block 2, Lots 7 & 8

ZONING

M-1

AVAILABLE SIZE

6,075 SF

SITE SIZE

Lot 7: 2.31 Acres

Lot 8: 2.24 Acres

Total: 4.55 Acres

SITE COVERAGE RATIO

3%

YEAR BUILT

2001



LOADING

Grade (6) 14' x 14'

POWER

TBC by the Purchaser

LIGHTING

T5

HEATING

Gas fire units

DRAINAGE

Trench + Sumps

AVAILABILITY

Negotiable

SALE PRICE

3406 53 Street (6.075 SF on 2.24 Acres) at
\$500,000.00

3502 53 Street (2.31 acres excess land) at
\$350,000.00

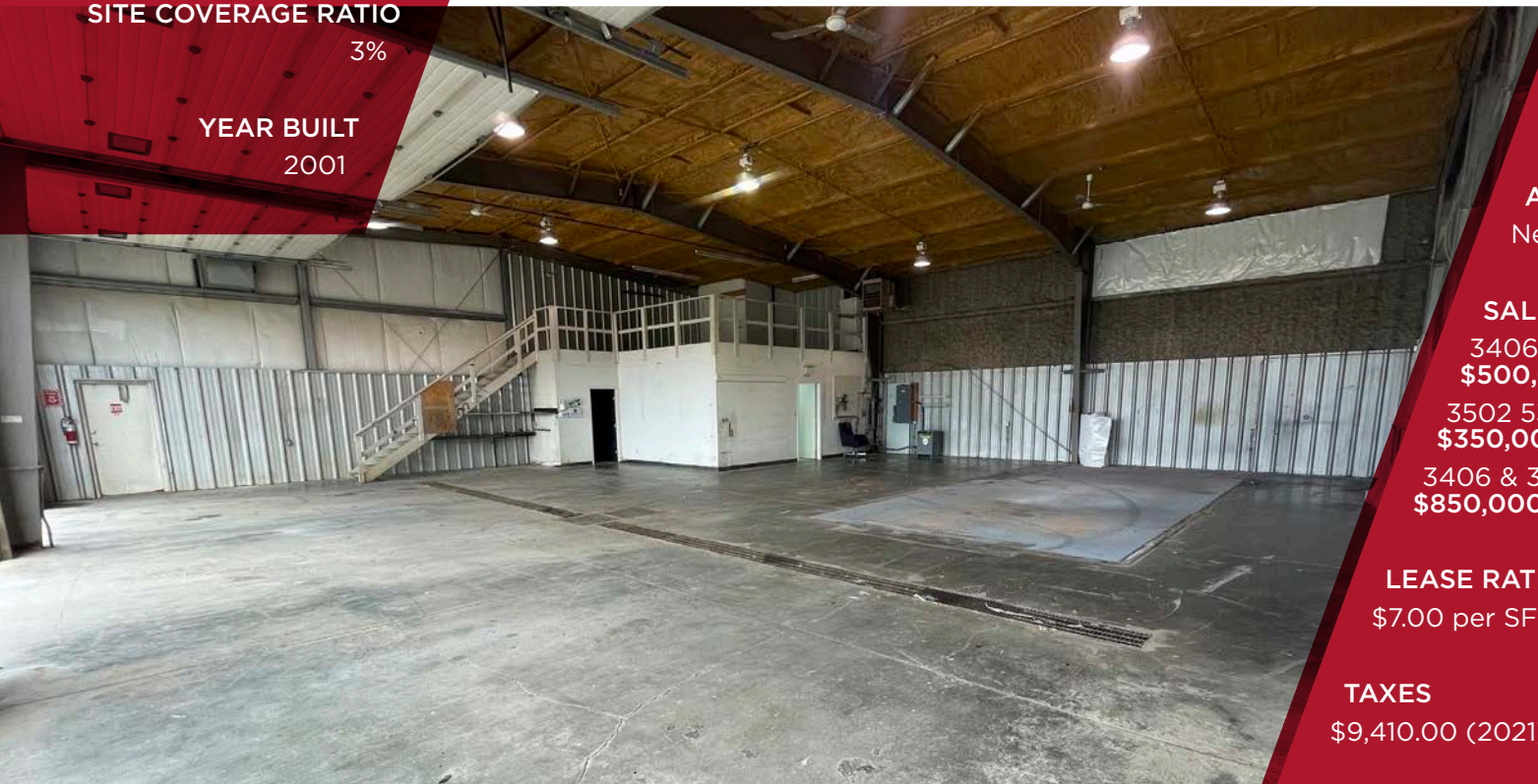
3406 & 3502 53 Street (6,075 SF on 4.55 acres at
\$850,000.00

LEASE RATE

\$7.00 per SF

TAXES

\$9,410.00 (2021)



PROPERTY PHOTOS



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