$6,000 - 5902 Alexander Avenue, Athabasca

MLS® #A2250209

$6,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.94 Acres

Athabasca Town, Athabasca, Alberta

Great opportunity to LEASE a fenced 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 18â€™ ceilings, five 16â€™ 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 Athabascaâ€™s established industrial area. Lease will be triple net.

Built in 2005

Essential Information

MLS® #	A2250209
Price	$6,000
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	1
Zoning	M

Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY