

**4812 49 Street**  
**Athabasca, Alberta**

**MLS # A2281326**



**\$245,000**

**Division:** Athabasca Town

**Lot Size:** 0.34 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C1

**Water:** -

**Sewer:** -

**Utilities:** -

Excellent location! Plan your new build on this flat lot in the Town of Athabasca. 15,000 square feet is ample room whether you are looking to develop a new business location, expand your portfolio, or hold as a long term investment. This parcel delivers exceptional potential and offers municipal services at the property line. The lot is one title and currently has C1 zoning.