

# \$1,980,000 - 2806 48 Avenue, Athabasca Town

MLS® #E4365545

**\$1,980,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

None, Athabasca Town, AB

Fantastic opportunity to own both a liquor store and a touchless car wash! This 3,850 sqft building, just 9 years old, houses a well-established Liquor Store and a Touchless Car Wash with a brand-new machine on a 0.7-acre lot. All equipment, including a new car wash machine installed in 2023, is in great condition. The liquor store is perfectly situated near franchise hotels, Canadian Tire, Boston Pizza, Tim Hortons, and residential areas. It stands distinct from competitors and is easy to operate. Financial details are available for serious buyers. Please note that inventory is not included in the listing price.

Built in 2014

## Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | E4365545               |
| Price      | \$1,980,000            |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 2014                   |
| Type       | Business with Property |
| Status     | Active                 |

## Community Information

|         |                |
|---------|----------------|
| Address | 2806 48 Avenue |
| Area    | Athabasca Town |



|             |                |
|-------------|----------------|
| Subdivision | None           |
| City        | Athabasca Town |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9S 0B1        |

### **Exterior**

|              |                     |
|--------------|---------------------|
| Exterior     | Brick, Metal, Stone |
| Construction | Brick, Metal, Stone |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 16th, 2023 |
| Days on Market | 540                 |
| Zoning         | Zone 60             |

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Listing information last updated on May 9th, 2025 at 1:32pm MDT