

## \$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.

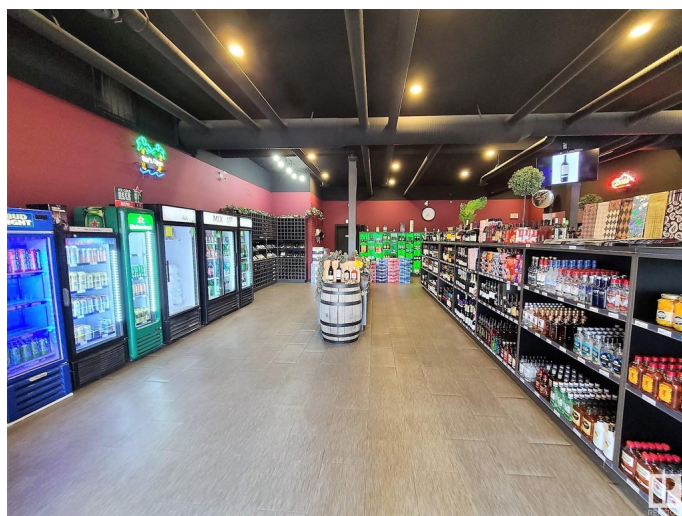
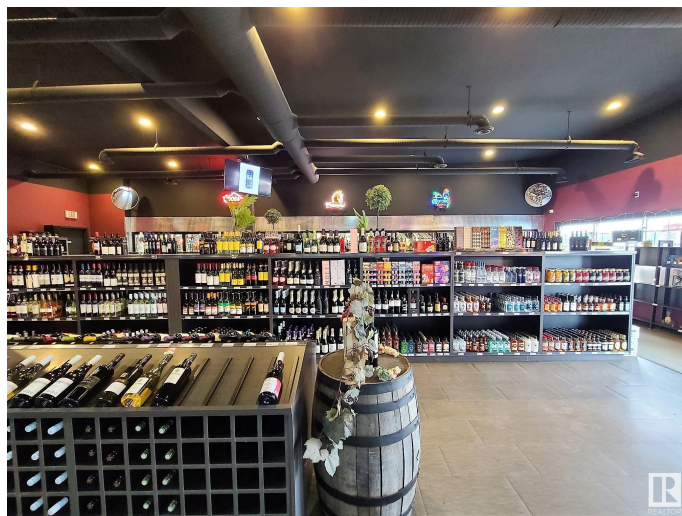
Built in 2014

### 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	519
Zoning	Zone 60

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Listing information last updated on April 18th, 2025 at 10:47am MDT