

# \$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	533
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 10:17pm MDT