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## OTHER FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
High Prairie, Alberta



**Listing ID:**  
28029


**MLS ID:**  
A2125889

**\$299,900**



 **DEBBIE NELSON**  
 (780) 523-4001

 Royal LePage P.V.R. Realty  
 780-523-4001

 4821 50 Street , High Prairie , Alberta T0G 1E0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 497
<b>Business Type</b> Other	<b>Zoning</b> M1	<b>Subdivision</b> NONE
<b>Year Built</b> 1950	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> 3442EU	<b>Building Area (Sq. Ft.)</b> 2400.00
<b>Building Area (Sq. M.)</b> 222.97	<b>Lot Size (Sq. Ft.)</b> 25264	<b>Lot Size (Acres)</b> 0.58
<b>Roof</b> Asphalt Shingle	<b>Heating</b> In Floor	<b>Lot Features</b> Corner Lot,Near Shopping Center
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> Leases

Shop for Sale in Great Location!! This 2400sq.ft. shop consists of 1800sq.ft. shop space and 600sq.ft. with two offices,two bathrooms and a lunchroom for a total of 2400 sq.ft.. This building has undergone major exterior and interior renovations within the last 15 years ie; new concrete floor and footings with 1 1/2" Styrofoam insulation,12" thick insulated walls,Inslab heating with hi-efficiency Will Mclean Boiler(100,000 BTU) heats whole building,metalclad exterior,two compartment sump attached,floor drain in mechanical room,new plumbing and wiring (Phase 2 underground power,wired 220),shingles are 10 years old and there is a 12ft insulated overhead door.Situated on a .58 acre lot with chainlink compound. Lots of parking. Located within walking distance of downtown and all amenities,great exposure and space. Call or text for your viewing today.

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