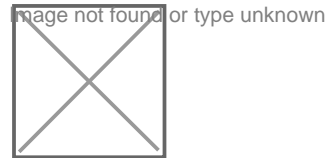


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

OTHER FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
High Prairie, Alberta



Listing ID:
28029


MLS ID:
A2125889

\$350,000



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

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

 4821 50 Street , High Prairie , Alberta T0G 1E0

Transaction Type For Sale	Title Fee Simple	Days On Market 589
Business Type Other	Zoning M1	Subdivision NONE
Year Built 1950	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Business	Legal Plan 3442EU	Building Area (Sq. Ft.) 2400.00
Building Area (Sq. M.) 222.97	Lot Size (Sq. Ft.) 25264	Lot Size (Acres) 0.58
Roof Asphalt Shingle	Heating In Floor	Lot Features Corner Lot,Near Shopping Center
Inclusions n/a	Restrictions None Known	Reports 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.