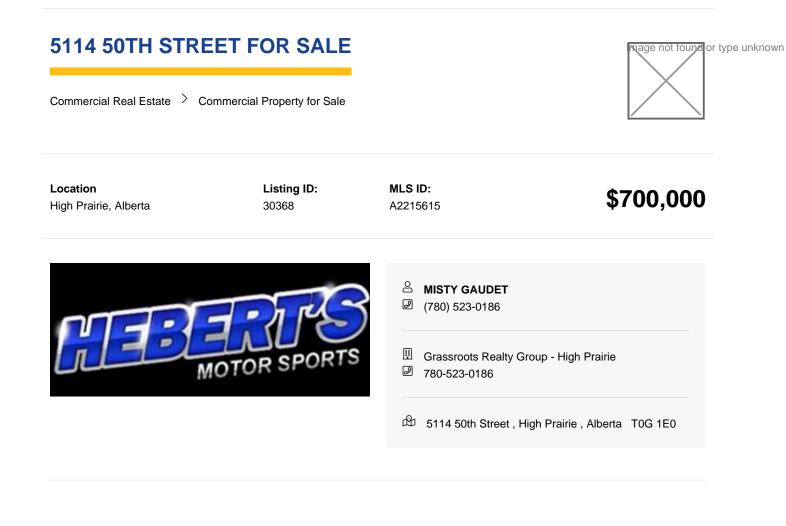


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Transaction Type For Sale

Subdivision NONE

Property Type Commercial

Building Area (Sq. Ft.) 11213.00

Inclusions N/A Days On Market

Year Built 1936

Property Sub Type Mixed Use

**Building Area (Sq. M.)** 1041.71

Restrictions None Known Zoning C1 Downtown Commercial

Structure Type Mixed Use

Legal Plan 2998BF

Foundation Slab,Wood

Reports None

For generations, Hebert Motorsports has been a trusted, family-owned pillar of the High Prairie community. This well-established business offers a complete powersports experience, selling new and pre-owned ATVs, Rangers, RZRs, snowmobiles, and motorcycles from leading brands like Polaris and Suzuki. In addition to sales, the dealership carries a full range of parts and accessories from top suppliers such as Parts Canada, Motovan, and Kimpex, supported by an on-site service department for repairs and maintenance. The commercial property houses both Hebert Motorsports and a TELUS location, offering flexibility for buyers—whether you're interested in a business-only purchase or prefer to continue the existing lease arrangement. Vendor financing is available for qualified buyers, making this an accessible opportunity to own a thriving, multi-faceted operation in Alberta's vibrant powersports market. Don't miss your chance to be part of this legacy—contact us today to review financials and schedule a viewing!

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