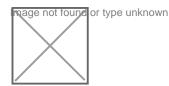


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5114 49TH STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location High Prairie, Alberta Listing ID: 30589

MLS ID: A2216391

\$1,000,000



- △ MISTY GAUDET
- **(780)** 523-0186
- **2** 780-523-0186
- 5114 49th Street , High Prairie , Alberta T0G 1E0

Transaction Type

For Sale

Days On Market

68

Zoning

Downtown Commercial C1

Subdivision

NONE

Year Built

1955

Structure Type

Low Rise (2-4 stories)

Property Type Commercial Property Sub Type
Mixed Use

Legal Plan 2998BF

Mixeu US

299001

Building Area (Sq. Ft.)

10568.00

Building Area (Sq. M.)

981.79

Inclusions

N/A

Restrictions
None Known

Reports None

This mixed-use commercial and residential property offers a prime investment opportunity with its versatile layout and recent upgrades. The main floor spans 5284 sq ft and houses a diverse mix of tenants, including a dental clinic, promo store, real estate office, and Purolator outlet, providing stable rental income. Additional potential exists to expand rentals or utilize the walk-in cooler for food-related or flower-related businesses. Upstairs, the 5824 sq ft space features five fully furnished apartments, a large common area, and storage rooms, catering to tenants seeking convenience.. The entire building has been thoroughly renovated, with key upgrades including a new roof, HVAC system (natural gas furnace and air conditioning), hot water system, and enhanced security features such as cameras, blinds, and an alarm system. With its blend of reliable tenants, modern infrastructure, and incomegenerating potential, this property is well-suited for investors looking for a low-maintenance, cash-flowing asset or business owners interested in a live-work setup.

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