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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

 Grassroots Realty Group - High Prairie  
 780-523-0186

 5114 49th Street , High Prairie , Alberta T0G 1E0

**Transaction Type**

For Sale

**Days On Market**

7

**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

**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 income-generating 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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