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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 340	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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