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## 4833 AND 4835, 52 . AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
High Prairie, Alberta

**Listing ID:**  
31213

**MLS ID:**  
A2236692

**\$339,000**



 **DEBBIE NELSON**  
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 4833 And 4835, 52 . Avenue , High Prairie , Alberta T0G 1E0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 311
<b>Zoning</b> C1	<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing,Street Level Storefront
<b>Year Built</b> 1989	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1863CL	<b>Building Area (Sq. Ft.)</b> 2800.00
<b>Building Area (Sq. M.)</b> 260.13	<b>Lot Size (Sq. Ft.)</b> 17080	<b>Lot Size (Acres)</b> 0.39
<b>Construction Type</b> Metal Siding	<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete,Slab
<b>Electric</b> 100 Amp Service	<b>Cooling</b> Partial	<b>Heating</b> High Efficiency,Forced Air,Natural Gas
<b>Lot Features</b> Back Lane,Level,Street Lighting	<b>Commercial Amenities</b> Lunchroom,Parking-Extra	<b>Access to Property</b> Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Paved Road
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> Leases

Commercial Property for Sale! Great location and Revenue potential in this 2800sq/ft metalclad building located just down from the Post office and all amenities. Consisting of two separate mixed use units each 1400 sq.ft. with the East side currently rented with a long term tenant and generating a revenue of \$1600/mth.The west side is also rented and features 4 office spaces, reception area, storage, lunchroom, 2 pc bathroom . West side has a large open reception area, two offices, 2pc bathroom, and plenty of storage. Both units have back alley access. Recent renovations include furnace and ducting (5yrs) air conditioning on west side, some new paint and flooring. Open up your business on one side and supplement your income with the rental income from the other. Plenty of parking as well. Call,text or email for a viewing today!

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