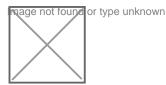


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4833 AND 4835, 52. AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationHigh Prairie, Alberta

Listing ID: 31213

MLS ID: A2236692

\$339,000



△ DEBBIE NELSON

(780) 523-4001

Royal LePage P.V.R. Realty

2 780-523-4001

rP.

4833 And 4835, 52 . Avenue , High Prairie , Alberta TOG 1E0

Transaction TypeTitleZoningFor SaleFee SimpleC1

SubdivisionBuilding TypeYear BuiltNONEFree-Standing, Street Level Storefront1989

Structure TypeProperty TypeProperty Sub TypeMixed UseCommercialMixed Use

 Legal Plan
 Building Area (Sq. Ft.)
 Building Area (Sq. M.)

 1863CL
 2800.00
 260.13

Lot Size (Sq. Ft.)Lot Size (Acres)Construction Type170800.39Metal Siding

RoofFoundationElectricMetalPoured Concrete, Slab100 Amp Service

CoolingHeatingLot FeaturesPartialHigh Efficiency, Forced Air, Natural GasBack Lane, Level, Street Lighting

Access to Property

Commercial AmenitiesAccessible to Major Traffic Route, BackInclusionsLunchroom, Parking-ExtraAlley Access, Front and Rear Driven/aaccess, Paved Road

RestrictionsReportsNone KnownLeases

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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