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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

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