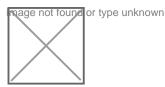


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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** 

**2** (780) 523-4001

Royal LePage P.V.R. Realty

**780-523-4001** 

rM1

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

Transaction Type Title Days On Market

For Sale Fee Simple 122

Zoning Subdivision Building Type

C1 NONE Free-Standing, Street Level Storefront

Year Built Structure Type Property Type
1989 Mixed Use Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 1863CL 2800.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

260.13 17080 0.39

Construction Type Roof Foundation

Metal Siding Metal Poured Concrete, Slab

Electric Cooling Heating

100 Amp Service Partial High Efficiency, Forced Air, Natural Gas

Access to Property

Lot Features Commercial Amenities Accessible to Major Traffic Route, Back

Back Lane, Level, Street Lighting Lunchroom, Parking-Extra Alley Access, Front and Rear Drive

access,Paved Road

InclusionsRestrictionsReportsn/aNone 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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