

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.

4120, 53 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
High Prairie, Alberta



Listing ID:
31338


MLS ID:
A2238444

\$1,275,000



 **DEBBIE NELSON**
 (780) 523-4001

 Royal LePage P.V.R. Realty
 780-523-4001

 4120, 53 Avenue , High Prairie , Alberta T0G 1E0

Transaction Type For Sale	Title Fee Simple	Days On Market 213
Zoning C1	Subdivision NONE	Building Type Commercial Mix
Year Built 1978	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 7620565	Building Area (Sq. Ft.) 9776.00
Building Area (Sq. M.) 908.21	Inclusions n/a	Restrictions None Known
Reports None		

Multi Purpose Commercial Property For Sale! Whatever your Commercial needs are this property has potential to meet them all. Metalclad Steel framed Building with 9776sq.ft. of mixed use space, featuring two floors with 4 office spaces, 2 shop Bays with 400 amp service and 14ft (h) overhead doors, bathrooms/shower, coffee room, reception area. Many outbuildings for storage as well as a 40' x 60' Cold Storage Quonset with Power and 4 overhead doors,mezzanine and locked storage room. All this located on 1.8 acres, fenced and graveled, with a 14' x 16' cement apron. Conveniently situated just off Hwy 2 for fantastic visibility and access. The Income earning potential for this property is endless. Call today for your viewing!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.