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

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> C1	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1978	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 7620565	<b>Building Area (Sq. Ft.)</b> 9776.00
<b>Building Area (Sq. M.)</b> 908.21	<b>Inclusions</b> n/a	<b>Restrictions</b> None Known
<b>Reports</b> 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!

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