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## 5317 53AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
High Prairie, Alberta

**Listing ID:**  
32809

**MLS ID:**  
A2269702

**\$989,000**



 **GORDON OLSON**  
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 Century 21 Sunnyside Realty  
 780-536-0021

 5317 53Avenue , High Prairie , Alberta T0G 1E0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 173	<b>Zoning</b> M1
<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1981
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 6744ET	<b>Building Area (Sq. Ft.)</b> 3660.00	<b>Building Area (Sq. M.)</b> 340.02
<b>Inclusions</b> Optional outbuildings	<b>Restrictions</b> None Known	<b>Reports</b> None

High Prairie's newest, growing and thriving business coupled with shop and 1.03 acres, fully fenced yard with Highway 2 access. Presently the home of Sunstone Energy Services Ltd, this property includes a shop large enough to park a full semi truck and trailer unit in one bay with room to park additional trucks or equipment in the half bay. Are you interested in a passive investment? Inquire about potential. A boardroom, offices and all that is needed to run a business sit on the second floor of this building and the fully operational convenience store with shower facilities sits at the front of the building on the main level. Exceptional truck access to and from the highway coupled with plenty of parking space make this property even more attractive. With too many features and details to list, this is a truly must see to believe property. This property is a gem and a proven performer waiting for the next entrepreneur enjoy their opportunity for success.

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