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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

\$959,000



 **GORDON OLSON**
 (780) 523-8022

 Century 21 Sunnyside Realty
 780-536-0021

 5317 53Avenue , High Prairie , Alberta T0G 1E0

Transaction Type For Sale	Days On Market 64	Zoning M1
Subdivision NONE	Building Type Commercial Mix	Year Built 1981
Structure Type Industrial	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 6744ET	Building Area (Sq. Ft.) 3660.00	Building Area (Sq. M.) 340.02
Inclusions Optional outbuildings	Restrictions None Known	Reports 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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