

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.

4944, 53 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
High Prairie, Alberta

Listing ID:
34283

MLS ID:
A2291147

\$1,035,000



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

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

 4944, 53 Avenue , High Prairie , Alberta T0G 1E0

Transaction Type For Sale	Title Fee Simple	Days On Market 61
Zoning C3 Highway Commercial Dis	Subdivision NONE	Year Built 1996
Structure Type None	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 6152ET	Building Area (Sq. Ft.) 10044.00	Building Area (Sq. M.) 933.11
Lot Size (Sq. Ft.) 40075	Lot Size (Acres) 0.92	Restrictions Phone Listing Broker
Reports Call Lister		

COURT-ORDERED SALE - A unique multi-tenant commercial property(land and building only) located at 4944-53 Avenue High Prairie AB. This well-positioned commercial centre can accommodate a complementary mix of retail,professional, or service-oriented tenancies and offers an excellent opportunity for an owner-user to occupy a portion of the building for medical,professional, or retail use while benefiting from additional rental income. Prominent marquee corner site providing excellent visibility with exposure to approximately 5,267 vehicles per day along 53 Avenue and 44 Street. Rare opportunity to acquire a high-profile commercial property in High Prairie.

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.