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4901, 52ND AVE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
High Prairie, Alberta



Listing ID:
35206


MLS ID:
A2310120

\$474,900



 **MISTY GAUDET**
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 Grassroots Realty Group - High Prairie
 780-523-0186

 4901, 52nd Ave , High Prairie , Alberta T0G 1E0

Transaction Type For Sale	Days On Market 1	Zoning Downtown Commercial
Subdivision NONE	Year Built 1963	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 2998BF
Building Area (Sq. Ft.) 5900.00	Building Area (Sq. M.) 548.12	Inclusions N/A
Restrictions None Known	Reports None	

Discover a prime investment opportunity in the heart of downtown High Prairie with this offering of five vibrant commercial spaces in an ideal, high-traffic location. Situated within steps of the Post Office and major banks, this well-maintained building boasts exceptional street presence, thanks to an abundance of large, street-facing windows that flood each unit with natural light. Recent upgrades include brand-new roofing material and electrical updates, ensuring peace of mind for years to come. Two of the five units are equipped with central air, while all five benefit from separate heat sources for individualized climate control. Currently, the five units are occupied by long-term tenants—providing immediate, stable cash flow. Don't miss your chance to own a turnkey commercial property in a sought-after location. Call, email, or text today to schedule your viewing or to request further information.

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