



**GRASSROOTS**  
REALTY GROUP

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4833 and 4835, 52 . Avenue  
High Prairie, Alberta

MLS # A2236692



**\$339,000**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,800 sq.ft.
Zoning:	C1

Heating:	High Efficiency, Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	Metal Siding	Parking:	-
Water:	Public	Lot Size:	0.39 Acre
Sewer:	Public Sewer	Lot Feat:	Back Lane, Level, Street Lighting
Inclusions:	n/a		

Commercial Property for Sale! Great location and Revenue potential in this 2800sq/ft metalclad building located just down from the Post office and all amenities. Consisting of two separate mixed use units each 1400 sq.ft. with the East side currently rented with a long term tenant and generating a revenue of \$1600/mth. The west side is also rented and features 4 office spaces, reception area, storage, lunchroom, 2 pc bathroom. West side has a large open reception area, two offices, 2pc bathroom, and plenty of storage. Both units have back alley access. Recent renovations include furnace and ducting (5yrs) air conditioning on west side, some new paint and flooring. Open up your business on one side and supplement your income with the rental income from the other. Plenty of parking as well. Call, text or email for a viewing today!