



4833 and 4835, 52 . Avenue  
High Prairie, Alberta

MLS # A2236692



**\$339,000**

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

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