



GRASSROOTS
REALTY GROUP

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1-8, 1504 Railway Avenue
Rural Big Lakes County, Alberta

MLS # A2237694



\$899,900

Division:	NONE		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	2,000 sq.ft.	Age:	1970 (55 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	10.63 Acres		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	13-74-16-W5
Exterior:	-	Zoning:	HR
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Investment Opportunity! Prime 10-acre parcel with excellent highway frontage on busy Highway 2 between High Prairie and Slave Lake. This property offers incredible development potential for multi-family housing, a gas station, convenience store, truck stop, or retail plaza—all just 10 minutes from the new hospital in High Prairie. As the regional hub for healthcare, education, government, retail, and transportation, High Prairie is experiencing growing demand for housing and services. Adding to the value, the property includes a fully rented 8-plex generating \$76,800 in annual gross revenue, providing immediate cash flow while you develop the remaining land. Don't miss this chance to bring your vision to life in a high-traffic, high-growth area.