



**4929 51 Avenue
High Prairie, Alberta**

MLS # A2292752



\$249,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,270 sq.ft.
Zoning:	C-1

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

A versatile multi-tenant commercial building located in the heart of High Prairie's Downtown Commercial (C1) core. This well-positioned property is currently configured into three distinct commercial units, offering a stable income stream coupled with significant upside potential. The center unit is occupied by an established hair specialist, providing an immediate, income-generating anchor. The east end, currently is home to a photo studio, and will be available for a new tenant, while the west end unit sits completely vacant and ready for immediate occupancy. This mix allows an investor to benefit from existing cash flow while actively leasing the remaining spaces, or an owner-occupier to establish their business while collecting rent from neighboring tenants. Clients and customers will appreciate the ease of access provided by direct street parking available right out front, which encourages the convenient pedestrian flow. Zoned Downtown Commercial (C1), the property aligns with the Town of High Prairie's vision for a dense, mixed-use environment, supporting a wide variety of commercial, office, and service-oriented uses. Whether you are looking to expand your business into a high-visibility retail frontage or add a value-add asset to your investment portfolio, this property offers a rare opportunity to secure a foothold in the High Prairie's main economic hub. Call today to book your appointment to view.