



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**4921 53 Avenue
High Prairie, Alberta**

MLS # A2018177



\$499,900

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Fields
Bus. Name:	-
Size:	8,568 sq.ft.
Zoning:	C-1

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Tar/Gravel	Utilities:	Electricity Connected
Exterior:	Concrete, Stone	Parking:	-
Water:	Public	Lot Size:	0.37 Acre
Sewer:	Public Sewer	Lot Feat:	Low Maintenance Landscape, Street Lighting, Near Public
Inclusions:	N/A		

Attention investors…. Take advantage of this 8568 sq ft commercial building in the heart of downtown High Prairie that fronts a heavily trafficked pedestrian-oriented roadway known as Highway 2 that serves as a major traffic route for the region's oil & gas, agriculture and forestry industries. This high visibility location is within walking distance of local retail, business, schools and neighborhoods, making this location very convenient for all types. Constructed with concrete building blocks, built out with a large open retail area, loading storage area, staff lunchroom, 2-piece bathroom, and a manager's office, this exceptionally well-maintained building has had many renovations over the years, currently leased to long-term tenants known as the local fields store awaits its next investor with an additional opportunity to purchase MLS#A2016853, Call your commercial agent for more details.