



**GRASSROOTS**  
REALTY GROUP

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

4120 53 Avenue  
High Prairie, Alberta

MLS # A2075158



**\$1,000 per month**

Division: NONE  
Type: Mixed Use  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 9,776 sq.ft.  
Zoning: -

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

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

For LEASE or RENT. Lease Rate will be determined upon square footage required and timeline variable. Negotiable. A combination of commercial rental space and/or buildings available. 3939 square feet available of office space and or 5820 square feet of shop space. The 1.8 acre yard is completely fenced with chain link, gravelled, 4 parking post outlets and has multiple outbuildings. The metal clad building is a steel frame with cement slab. The outbuildings consist of a 20 x 40 shed, 10 x 16 shed on skids, a 11 x 30 shelter and a 40 x 60 - 4 bay metal shop with a 14 x 16 cement apron. Call for a viewing and let us know your needs. Rent or Lease 1000 square feet or the entire package.