



**4701 51st Avenue
High Prairie, Alberta**

MLS # A2100615



\$420,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,000 sq.ft.
Zoning:	Commercial

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

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

The building is available for lease or purchase. 4000 square foot industrial building on railroad avenue: with a fenced and gated side storage yard. The last tenant used the space as a church. There is carpet tile and a stage that could easily be removed in Bay 2. The buildings original purpose was a welding shop therefore equipped with three phase power and 2 cranes. The front of the building was the store frontage and office space. You will find two more offices in the mezzanine. The yard is set up with power in addition to the front parking spaces. Call, email or text to book your viewing. Immediate possession available.