



**GRASSROOTS**  
REALTY GROUP

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5113 53 Avenue  
High Prairie, Alberta

MLS # A2103050



**\$559,000**

Division: NONE

Type: Retail

Bus. Type: Retail

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: Electricity, Phone

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Cleared, Corner Lot, Near Shopping Center

Inclusions: Chattels are Tenant's in East bay

Looking for approximately 4000 square feet of Commercial space with Location, Location, Location? This is it! Highway frontage, perfect for businesses that need high visibility and compliment multiple food services. It has it all. Two lease revenues and reap the benefits of a passive investment or take advantage of first access to traffic entering High Prairie from the west