



**5317 53 Avenue**  
**High Prairie, Alberta**

**MLS # A2110289**



**\$980,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,660 sq.ft.
<b>Zoning:</b>	M1

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Optional shop and storage at back of lot

High Prairie's newest, growing and thriving business coupled with shop and 1.03 acres, fully fenced yard with Highway 2 access. Presently the home of Sunstone Energy Services Ltd, this property includes a shop large enough to park a full semi truck and trailer unit in one bay with room to park additional trucks or equipment in the half bay. A boardroom, offices and all that is needed to run a business sit on the second floor of this building and the fully operational convenience store with shower facilities sits at the front of the building on the main level. Exceptional truck access to and from the highway coupled with plenty of parking space make this property even more attractive. With too many features and details to list, this is a truly must see to believe property. This property is a gem and a proven performer waiting for the next entrepreneur enjoy their opportunity for success.