



**GRASSROOTS**  
REALTY GROUP

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5107 and 5109, 48 Street  
High Prairie, Alberta

MLS # A2110325



**\$259,000**

Division:	NONE
Type:	Industrial
Bus. Type:	Auto Service
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,000 sq.ft.
Zoning:	C3

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, High Speed Internet
Exterior:	Metal Frame, Metal Siding	Parking:	-
Water:	Public	Lot Size:	0.27 Acre
Sewer:	Public Sewer	Lot Feat:	Back Lane, Level
Inclusions:	Counters and shelves		

Commercial Opportunity on High Traffic Route! This well established building currently operating as a thriving Auto Service business with a great customer base features aprox 3000sq/ft. of operational space. Three bays fully heated and serviced with water and sewer, two 10'x'10' overhead doors and one 10'x12', a Mezzanine, 13'.11 x 17' front office space, and bathroom situated on three 33'x120' lots with ample parking and front and rear access. Recent upgrades include fencing,1000 yards of gravel on south lot, 31'x31' addition(3rd bay) with infloor and overhead heat, North and South exterior walls reconstructed and insulated, nonfading bulletproof plexiglass front windows , front door and led lighting. Upgraded Equipment is optional. Ready and waiting for you to either step in and take over or create your own ideas. Call today!