



**5032 51st Avenue  
High Prairie, Alberta**

**MLS # A2122203**



**\$199,900**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,760 sq.ft.
<b>Zoning:</b>	Commercial C-1

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

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

3 Commercial Lots and a 2760 square foot cement block building. Lots 1 & 2 are vacant with a 6 ft chain link fence with two main gates and a third access from inside the building. The building is on the third lot to the east. Historically used as an autobody shop you will find the shop set up with multiple functional additions. The pit makes changing oil or working on the underside of a vehicle an ease of convenience. There is a sheet metal brake set up parallel to the enclosed paint booth. Ready for business with 2 office spaces and multiple storage allotments throughout. A building with solid bones that could be used for a variety of business opportunities. Call, email, or text today for your viewing.