



**GRASSROOTS**  
REALTY GROUP

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**4821 50 Street  
High Prairie, Alberta**

**MLS # A2125889**



**\$299,900**

Division:	NONE
Type:	Business
Bus. Type:	Other
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,400 sq.ft.
Zoning:	M1

Heating:	In Floor	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Phone
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.58 Acre
Sewer:	-	Lot Feat:	Corner Lot, Near Shopping Center
Inclusions:	n/a		

Shop for Sale in Great Location!! This 2400sq.ft. shop consists of 1800sq.ft. shop space and 600sq.ft. with two offices,two bathrooms and a lunchroom for a total of 2400 sq.ft.. This building has undergone major exterior and interior renovations within the last 15 years ie; new concrete floor and footings with 1 1/2" Styrofoam insulation,12" thick insulated walls,Inslab heating with hi-efficiency Will Mclean Boiler(100,000 BTU) heats whole building,metalclad exterior,two compartment sump attached,floor drain in mechanical room,new plumbing and wiring (Phase 2 underground power,wired 220),shingles are 10 years old and there is a 12ft insulated overhead door.Situated on a .58 acre lot with chainlink compound. Lots of parking. Located within walking distance of downtown and all amenities,great exposure and space. Call or text for your viewing today.