



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.