



**GRASSROOTS**  
REALTY GROUP

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**4901 52nd Avenue  
High Prairie, Alberta**

**MLS # A2136291**

**\$475,000**



**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,900 sq.ft.

**Zoning:** Commercial

**Heating:** Forced Air

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Ideal Location of 5 - commercial spaces. Location is ideal in downtown High Prairie with close proximity to the Post Office and banks. Commercial spaces that are filled with light because of the abundance of street facing windows. Well maintained building with a recent upgrade of new roofing material and electrical updates. Central air in 2 of the 5 units. Separate heat sources for each unit. 3 of the 5 units have long term tenants. All 5 units are currently rented out. Call, email or text today for your viewing or further inquiries.