



GRASSROOTS
REALTY GROUP

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4944, 53 Avenue
High Prairie, Alberta

MLS # A2291147

\$1,035,000



Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	10,044 sq.ft.
Zoning:	C3 Highway Commercial Dis

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.92 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	-		

COURT-ORDERED SALE - A unique multi-tenant commercial property(land and building only) located at 4944-53 Avenue High Prairie AB. This well-positioned commercial centre can accommodate a complementary mix of retail,professional, or service-oriented tenancies and offers an excellent opportunity for an owner-user to occupy a portion of the building for medical,professional, or retail use while benefiting from additional rental income. Prominent marquee corner site providing excellent visibility with exposure to approximately 5,267 vehicles per day along 53 Avenue and 44 Street. Rare opportunity to acquire a high-profile commercial property in High Prairie.