



GRASSROOTS
REALTY GROUP

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4901, 52nd Ave
High Prairie, Alberta

MLS # A2310120



\$474,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,900 sq.ft.
Zoning:	Downtown Commercial

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Discover a prime investment opportunity in the heart of downtown High Prairie with this offering of five vibrant commercial spaces in an ideal, high-traffic location. Situated within steps of the Post Office and major banks, this well-maintained building boasts exceptional street presence, thanks to an abundance of large, street-facing windows that flood each unit with natural light. Recent upgrades include brand-new roofing material and electrical updates, ensuring peace of mind for years to come. Two of the five units are equipped with central air, while all five benefit from separate heat sources for individualized climate control. Currently, the five units are occupied by long-term tenants—providing immediate, stable cash flow. Don't miss your chance to own a turnkey commercial property in a sought-after location. Call, email, or text today to schedule your viewing or to request further information.