

# \$339,000 - 4833 And 4835, 52 . Avenue, High Prairie

MLS® #A2236692

**\$339,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.39 Acres

NONE, High Prairie, Alberta

Commercial Property for Sale! Great location and Revenue potential in this 2800sq/ft metalclad building located just down from the Post office and all amenities. Consisting of two separate mixed use units each 1400 sq.ft. with the East side currently rented with a long term tenant and generating a revenue of \$1600/mth. The west side is also rented and features 4 office spaces, reception area, storage, lunchroom, 2 pc bathroom . West side has a large open reception area, two offices, 2pc bathroom, and plenty of storage. Both units have back alley access. Recent renovations include furnace and ducting (5yrs) air conditioning on west side, some new paint and flooring. Open up your business on one side and supplement your income with the rental income from the other. Plenty of parking as well. Call, text or email for a viewing today!

Built in 1989

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2236692   |
| Price      | \$339,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.39       |
| Year Built | 1989       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4833 And 4835, 52 . Avenue |
| Subdivision | NONE                       |
| City        | High Prairie               |
| County      | Big Lakes County           |
| Province    | Alberta                    |
| Postal Code | T0G 1E0                    |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 6                                                                              |

## Interior

|         |                                          |
|---------|------------------------------------------|
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | Partial                                  |

## Exterior

|                 |                                   |
|-----------------|-----------------------------------|
| Lot Description | Back Lane, Level, Street Lighting |
| Roof            | Metal                             |
| Construction    | Metal Siding                      |
| Foundation      | Poured Concrete, Slab             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 50             |
| Zoning         | C1             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage P.V.R. Realty |
|----------------|----------------------------|

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