# \$1,275,000 - 4120, 53 Avenue, High Prairie

MLS® #A2238444

#### \$1,275,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

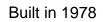
NONE, High Prairie, Alberta

Multi Purpose Commercial Property For Sale! Whatever your Commercial needs are this property has potential to meet them all. Metalclad Steel framed Building with 9776sq.ft. of mixed use space, featuring two floors with 4 office spaces, 2 shop Bays with 400 amp service and 14ft (h) overhead doors, bathrooms/shower, coffee room, reception area. Many outbuildings for storage as well as a 40' x 60' Cold Storage Quonset with Power and 4 overhead doors, mezzanine and locked storage room. All this located on 1.8 acres, fenced and graveled, with a 14' x 16' cement apron. Conveniently situated just off Hwy 2 for fantastic visibility and access. The Income earning potential for this property is endless. Call today for your viewing!









#### **Essential Information**

MLS® #	A2238444
Price	\$1,275,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Туре	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information** 



Address	4120, 53 Avenue
Subdivision	NONE
City	High Prairie
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	7
Zoning	C1

## **Listing Details**

Listing Office Royal LePage P.V.R. Realty

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