



(RE/MAX Excellence)

FOR SALE

HIGH PRAIRIE COMMERCIAL BUILDING

5026 - 51 Avenue High Prairie, Alberta

HighPrairieCommercial.com



This well-cared for commercial building features an attractive facade and office buildout, functional shop and secured yard storage. Other highlights include:

- Freestanding building with ample parking
- DC Zoning
- Great exposure and signage opportunities
- This building is available to move your business into immediately

For more information please contact:

Jeff Sutherland, Associate

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Dean Drysdale, Associate

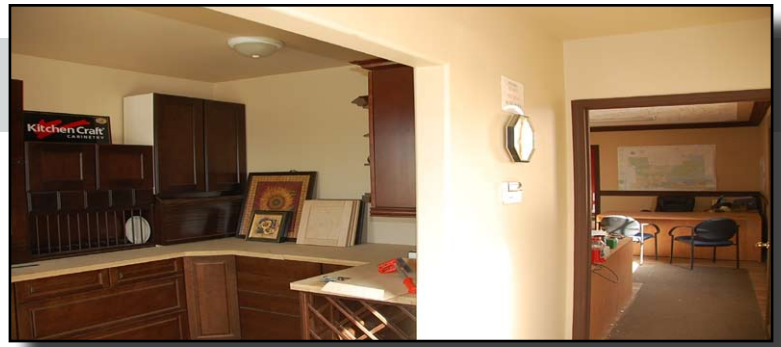
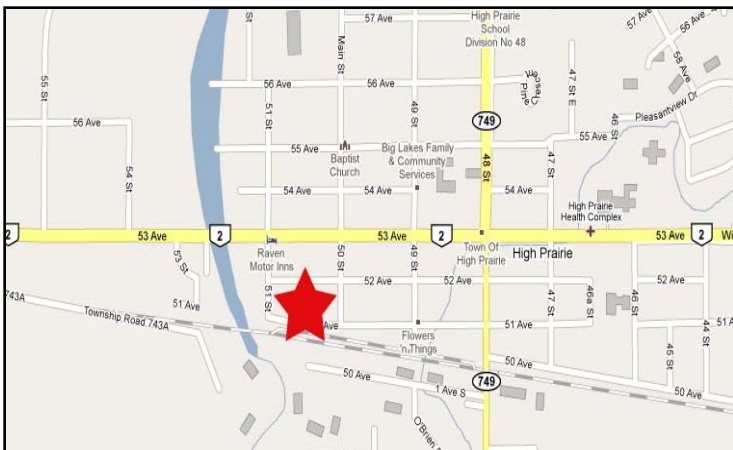
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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

Property Highlights

Legal:	Plan 2998BK, Block 1, Lot 15
Total Size:	2,224 Square Feet
Office Portion:	634 Square Feet
Shop Portion:	1,590 Square Feet
Land Size:	67' x 105'
Parking:	5-7 stalls + streetside
Ceiling Height:	10' 6"
Loading:	12' x 10' overhead grade
Power:	225A 3 phase & 100A single phase
Heating:	Forced air
Roof Exterior:	Metal, Sloped
Yard:	100' x 40' Fenced Drive-Through
Sump:	8' x 3' sump grate
Age:	1965
Zoning:	DC (Direct Control)



Sale Price: \$349,477

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