

# \$299,900 - 4821 50 Street, High Prairie

MLS® #A2125889

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.58 Acres

NONE, High Prairie, Alberta

Shop for Sale in Great Location!! This 2400sq.ft. shop consists of 1800sq.ft. shop space and 600sq.ft. with two offices,two bathrooms and a lunchroom for a total of 2400 sq.ft.. This building has undergone major exterior and interior renovations within the last 15 years ie; new concrete floor and footings with 1 1/2" Styrofoam insulation,12" thick insulated walls,Inslab heating with hi-efficiency Will Mclean Boiler(100,000 BTU) heats whole building,metalclad exterior,two compartment sump attached,floor drain in mechanical room,new plumbing and wiring (Phase 2 underground power,wired 220),shingles are 10 years old and there is a 12ft insulated overhead door.Situated on a .58 acre lot with chainlink compound. Lots of parking. Located within walking distance of downtown and all amenities,great exposure and space. Call or text for your viewing today.



Built in 1950

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2125889   |
| Price      | \$299,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.58       |
| Year Built | 1950       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4821 50 Street   |
| Subdivision | NONE             |
| City        | High Prairie     |
| County      | Big Lakes County |
| Province    | Alberta          |
| Postal Code | T0G 1E0          |

## Amenities

|           |                 |
|-----------|-----------------|
| Utilities | Phone Available |
|-----------|-----------------|

## Interior

|         |          |
|---------|----------|
| Heating | In Floor |
|---------|----------|

## Exterior

|                 |                                  |
|-----------------|----------------------------------|
| Lot Description | Corner Lot, Near Shopping Center |
| Roof            | Asphalt Shingle                  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2024 |
| Days on Market | 525           |
| Zoning         | M1            |

## Listing Details

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

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