

# \$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!

Built in 1978

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2238444    |
| Price      | \$1,275,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1978        |
| Type       | 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 | 116             |
| Zoning         | C1              |

### **Listing Details**

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

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