

\$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	4
Zoning	C1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.