\$1,000,000 - 5114 49th Street, High Prairie

MLS® #A2216391

\$1,000,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, High Prairie, Alberta

This mixed-use commercial and residential property offers a prime investment opportunity with its versatile layout and recent upgrades. The main floor spans 5284 sq ft and houses a diverse mix of tenants, including a dental clinic, promo store, real estate office, and Purolator outlet, providing stable rental income. Additional potential exists to expand rentals or utilize the walk-in cooler for food-related or flower-related businesses. Upstairs, the 5824 sq ft space features five fully furnished apartments, a large common area, and storage rooms, catering to tenants seeking convenience.. The entire building has been thoroughly renovated, with key upgrades including a new roof, HVAC system (natural gas furnace and air conditioning), hot water system, and enhanced security features such as cameras, blinds, and an alarm system. With its blend of reliable tenants, modern infrastructure, and income-generating potential, this property is well-suited for investors looking for a low-maintenance, cash-flowing asset or business owners interested in a live-work setup.



Essential Information

MLS® # A2216391 Price \$1,000,000

Bathrooms 0.00





Acres 0.00 Year Built 1955

Type Commercial

Sub-Type Mixed Use

Status Active

Community Information

Address 5114 49th Street

Subdivision NONE

City High Prairie

County Big Lakes County

Province Alberta

Postal Code T0G 1E0

Additional Information

Date Listed May 14th, 2025

Days on Market 173

Zoning Downtown Commercial C1

Listing Details

Listing Office Grassroots Realty Group - High Prairie

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.