

**5107 and 5109, 48 Street  
High Prairie, Alberta**

**MLS # A2110325**



**\$259,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Auto Service
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,000 sq.ft.
<b>Zoning:</b>	C3

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High Speed Internet
<b>Exterior:</b>	Metal Frame, Metal Siding	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.27 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	Back Lane, Level
<b>Inclusions:</b>	Counters and shelves		

Commercial Opportunity on High Traffic Route! This well established building currently operating as a thriving Auto Service business with a great customer base features aprox 3000sq/ft. of operational space. Three bays fully heated and serviced with water and sewer, two 10'x'10' overhead doors and one 10'x12', a Mezzanine, 13'.11 x 17' front office space, and bathroom situated on three 33'x120' lots with ample parking and front and rear access. Recent upgrades include fencing, 1000 yards of gravel on south lot, 31'x31' addition (3rd bay) with infloor and overhead heat, North and South exterior walls reconstructed and insulated, nonfading bulletproof plexiglass front windows, front door and led lighting. Upgraded Equipment is optional. Ready and waiting for you to either step in and take over or create your own ideas. Call today!